

Board Minutes - Bridle Springs Homeowner's Association

March 27, 2008

The meeting was called to order by President Bill Keefer at 6:35 p.m.

Present: Board members Ian Condron, Andrew Hoyt, Bill Keefer, Mike Killion
Five Association members

Absent: Cameron Carpenter

Order of Business:

Minutes of Feb. meeting approved as received, with addition of ARC letters sent. (Ian/Andy)

Motions: Park lighting. Authorized Andy to follow up seeking bids. (Bill/Ian) Approved.
Doggie Poop Stations. Tabled until HOA budget is established. (Mike/Ian) Approved
Board Make-up. To remove Cameron Carpenter from the board due to lack of involvement; appoint Bob Carruth to serve out the term. (Bill/Mike) Approved

Discussion items: Website is up & has received response from homeowners. Appropriate content will be added as suggested/received.

Newsletter first edition has been received by homeowners & has received response. It will be sent bi-monthly, by 15th. A post card with meeting dates to be sent in April. Bob will pursue ad sales to offset some of the cost of printing/mailing.

Mulching of trees in common areas; proposed that volunteer homeowners do the work; Andy will look into this possibility.

Wetland irrigation. Bill will request NWCM to ask DR Horton to assist in the expense of pipe removal. Further discussion tabled.

Report that the Annual Reserve Study is completed.

Landscape of common areas. Three proposals for additional work were tabled for further discussion re: the HOA budget. Long range plan for the park is being prepared.

Drainage issue in the park was tabled.

Discussion on cedar fencing around the perimeter of Bridle Springs was tabled until further information re: regulations is received.

Water management. Copies of monthly billings will be requested for the irrigation season.

Board assignments: Andy will oversee the ARC committee

Homeowner input: It was noted that there has been foot traffic in the wetland area; Bob will look into any legal ramifications to the HOA.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mike Killion, Secretary