

## Bridle Springs HOA Board Meeting Minutes-May 29 ,2008

Meeting called to order by Chairman Bill Keefer at 6:40 p.m.

Board members present: Bill Keefer, Ian Condron, and Andy Hoyt. Bob Carruth was absent and Mike Killion came late. There were 12 Bridle Springs homeowners in attendance.

### **Order of Business:**

April's minutes approved.

Light in the Park tabled for now, due to financial concerns.

Vote on "Dog Excrement Bag Station". Andy motioned-Ian seconded. Mike in favor. Motion was approved.

Shall mulch be applied to common areas and around trees? Ian asked Bill to speak with True Green regarding their negligence with existing mulch. True Green employees have been removing existing mulch with the mowing process. Ian motioned to pay for bark/mulch. Andy seconded. There was a discussion about whether enough homeowners would be willing to help spread the bark dust and how much time it would take. There was a consensus that it would take at least two separate events in order to cover all areas. Motion was approved.

Wetland issues: Bill Keefer said that he would be responsible for turning water off in those areas. Bill offered to check with the City of Albany in order to make sure that Wetlands are in compliance. Mike offered to obtain prices for "No Dumping Debris" signs.

### **ARC Pending Issues:**

- Property owners with existing satellite dishes, who have obtained a letter from their satellite company, may keep them in place, due to response from lawyer regarding FCC regulations. However, those who have not requested ARC approval will receive a letter stating that they must get ARC approval for their satellite dish.
- Bill asked if there is a flow chart. Jen and Drew responded that they will work on one.
- Regarding concrete RV pad, lot # 15, last day to comply will be May 31<sup>st</sup>. If no response is given, contact HOA lawyer.
- Lot #67 will be assessed a \$10.00 a day fine for non-compliance.
- Stain splattered on city sidewalk should be removed by homeowner of Lot #122. They will need to find a "specialist" to advise them further, or risk replacing existing concrete.
- Lot #111 will incur fine if white lattice is not removed from the front of garage.

### Pending Issues (continued):

- Bill Keefer asked if there were any restrictions in CC&R's on how many properties could be used as rentals. Andy answered that there didn't appear to be. Mike Killion volunteered to research this further with the City.
- Financial and esthetic impacts of foreclosures were discussed. Mike mentioned that the Board should keep long term goals in mind, as the Real Estate market will "turn".
- It was suggested that HOA Board speak with OSU Credit Union about transferring accounts due to exorbitant fees.

The discussion was opened up to attending residents who voiced their concerns.

Meeting was adjourned at 8:40 p.m.

Minutes recorded & submitted by Andy