

Bridle Springs HOA Meeting: Thursday, July 10, 2008

Present: Bob Carruth, Pres.

Bill Keefer, temporary board member

Mike Killion, temporary board member

Topics:

- 1.) 6:30 PM Meeting called to order by President, Bob Carruth.
- 2.) Restructuring. Board appointments will be appointed by Bob at a later date. Discussed board members resignations and where he sees the association heading in the future.
- 3.) CC&R's. Bob reinforced the structure and support of the CC&R's with a kinder, gentler notification process. Same enforcement of the regulations with a more gentle delivery.
- 4.) Committees. Bob has formed five committees and will be looking for volunteers going forward.
 - A) Community Safety
 - B) Social & goodwill (Dwayne)
 - C) Beautification
 - D) ARC
 - E) Compliance (Alex Tomas)
- 5.) Postage. Bob noted that we have been sending far too many letters and that NWCM has been charging far too much for the service.
- 6.) Open Forum. Several homeowners voiced concerns over the previous board and new direction. Among the questions and concerns;
 - A) Newsletter. When is it coming out again?
 - B) NWCM ability to manage the community.
 - C) ARC and compliance letters. How do they treat letters they've received and when can their cases be heard?
 - D) HOA dues. Many voiced their opinion that our dues are already too expensive compared to other associations in the area.
 - E) Most agreed that they haven't yet received their HOA quarterly dues bill.
 - F) Question was raised about late fees on HOA dues. \$50.?
 - G) Landscape company services questioned.
- 7.) Bob would like to propose a minimal charge to real estate companies who handle listings to maintain lawns in lieu of homeowners who might not be available to discuss.

- 8.) Attorney remarks regarding the boards obligations within the community. Andy Hoyt, former board member and his wife Brenda privately consulted an attorney regarding their opinion of the legal ramifications of the board of directors “not” enforcing the CC&R’s. They presented the attorney’s summary in letter form to several homeowners, apparently in support of their effort.
Note that according to paragraph #9 of the attorney’s summary, “it appears that some of the CCRs may be ambiguous (parking, fences, satellite dishes).....”
- 9.) Bob indicated that he has requested only one pending action from NWCM, that they determine who and when the final sign-off on the wetlands project be conducted.
- 10.) 7:30 PM Meeting adjourned and next meeting at Ray’s reported to be Thursday, July 24th at 6:30 PM.