

**Bridle Springs HOA Meeting Minutes: July 24, 2008**

Board Members in Attendance: Bob Carruth, President/ Bill Keefer, Acting Secretary/  
Mike Killion, Acting Treasurer/ Jen Bryan, VP

6:31 PM Meeting called to order by president, Bob Carruth

6:32 PM Motion by Mike Killion to review and approve previous minutes, second by Jen Bryan. Minutes read by Bill K.

6:45 PM **Committee chairpersons and reports:**

- A.) **ARC** is headed by Jen. She requires a second person to assist in reviewing ARC and compliance issues. Current projected timeline 1-5 ARC submissions per week and 20 days to approve. Currently only one pending.
- B.) **Finance** committee headed by Mike. Bob requested volunteers.
- C.) **Ambassador and Goodwill** Committee headed by Dwayne. He will put together a group but indicated that he just accepted a position in Canada, which will take him out of the country for three months.
- D.) **Compliance** committee will be headed by Alex Tomas. He stated that he also needs volunteers.
- E.) **Beautification** committee has no leader at this time. Possible upcoming projects "litter clean up days" suggested.
- F.) **Bridle Springs Website** headed by Drew Bryan.

7:05 PM **Board Business:**

- A.) **Bills** reviewed;
  - 1.) \$150.00 backflow device and \$112.00 sprinkler head replacement approved to pay bill to True Green.
  - 2.) \$372.50 attorney bill for review of liens tabled until additional info can be obtained. Bob will pursue.
- B.) Sign postings in wetlands to warn trespassers voted and approved.
- C.) **Wetland sprinkler head removal**. Motioned by Jen to discuss and seconded by Mike. Authorization by city/county or state required and NWCM to report when removal can begin.
- D.) Committee appointments; as reported above.
- E.) **Newsletter**; motion to produce newsletter by Jen. Target date for newsletter completion in 8-15-08 with delivery scheduled between 15<sup>th</sup> and 17<sup>th</sup>. Cost to prepare 235 copies between \$90.-\$100. Advertisements available by contacting Bob or Drew. Already have one sponsor for \$75., which will cover most costs.

F.) **Quarterly dues** update; Bob advised that the new year budget (originally voted on and accepted by the board) had not been signed, therefore no bills had been sent out. Bob signed the new bill and Mike will forward to NWCM for the record.

G.) **DR Horton signage**; Motion to remove signs by Mike and seconded by Bill. Decided to request that Horton will move and if not they will be removed by the board and placed behind the trailer at rear of community.

H.) **Compliance** top issues;

**1.) Parking** regulations pertain only to common area tracts. Albany city regulations covering recreational vehicles were discussed. City ordinance read by Bill. Motion to adopt city rules carried. Required to post this rule on website. No parking of recreation vehicles on lot was the only exclusion from city ordinance.

**2.) Lawns**, discussed that HOA might be involved in clean-up and bill homeowner if second letter goes unanswered.

**3.) Trash cans**, Bob asked for a more gentle delivery on letters involving this and other compliance issues. Letter showing another HOA's notification with picture presented to Alex for consideration.

I.) Rentals, Motion by Mike and seconded by Jen to recognize rentals by homeowners address out of area. Owners will be notified by mail of their responsibility to inform the board of renters and their requirement to provide a copy of the Bridle Springs CC&R's (also on website). Bob advises that the CC&R's state an exact percent of renters to homeowners allowed in the community at any given time.

J.) Hearings; there were no homeowners present who were requested to appear before the board.

K.) Open Forum Items.....as presented by homeowners of Bridle Springs

- 1.) Ruth ? wanted to know who appointed Bob to the presidency. Also requested to see HOA bills. She was informed on each.
- 2.) Another nameless member asked how many board members we have and what the length of their terms are.
- 3.) Nameless member asked if all board members were ready to stand and take an oath to uphold the CC&R's as written.
- 4.) Eric Aquinaga, local law enforcement, requested a position on the vacant board slot. Bob will decide later.
- 5.) Question on how to propose changes within the community.

- 6.) Question from one member who received a letter from the compliance committee regarding their window air conditioner. Alex will review where this is written in the CC&R's and get back to this member.
- 7.) Statement from another homeowner that the lines of communication between the HOA and the community needs to improve.
- 8.) Homeowner asked how we put stop signs in the community.
- 9.) Homeowner suggested that we write an article in the newsletter about slowing down in the community.
- 10.) Question about how we select additional board members.
- 11.) Question about the effectiveness and even necessity of a management company. NWCM has been put on notice that they haven't been pro-active or even re-active to our many requests and needs. Executive session directly after this meeting to discuss.
- 12.) Member reminded us that National Night Out is August 5<sup>th</sup>

8:10 PM Meeting adjourned by president Bob Carruth.

Special Executive Session conducted directly after the meeting.....

**Topics:**

- A.) **NWCM** as a management company continuing as our agent. Bob indicated that he has already requested a bid from two other property managers. We'll create a list of items we want them to address and then sit down with them to talk. Possible ala-cart services.
- B.) Some concern about **bank statements** and whether we receive them. Mike suggested that we meet with banks to discuss their services and costs. We should not be paying for services. No decisions made.
- C.) No **outstanding compliance issues** to discuss at this meeting.