

Bridle Springs Homeowners' Board of Directors

September 4, 2008

Meeting was called to order by President Bob Carruth at 6:36 p.m.

Present: Board members Jen Bryan, Bob Carruth, Bill Keefer, Mike Killion

Linda Killion, Recording Secretary

12 homeowners

Minutes were read by Bill, and approved (Jen/Bill) with correction of the spelling of TruGreen. (under Board Business/Bills)

Committee Reports: ARC - Jen reported two new volunteers for the committee; no pending ARC requests

Finance - Mike reported on his July, 2008 financial report, which is attached.

Old Business:

1. Bob reported that in conversations with Northwest Community Management, they have been given a period of 3 months to prove that they can manage Bridle Springs to the Board's expectations.
2. All DR Horton signage has been removed from the neighborhood.
3. Northwest Community Management is once again in charge of compliance.
4. No Trespassing signs are posted at each end of the wetlands.
5. Quarterly assessments have not been sent; Bob is working with NWCM to get those out asap.
6. National Night Out was a great success; a card of appreciation will be sent to Brenda Hoyt who organized the event.

New Business:

1. Bills regarding legal fees, both current and previous, were authorized to be paid. (Bill; Jen)
2. Many complaints have been voiced re: the recent site review; to be addressed with NWCM.
3. Motion to request NWCM to send one communication to homeowners re: backbilling assessment that was to be sent in June, along with the current assessment billing, with the first due September 30th and the second October 31st. Passed (Mike/Bill)
4. Bridle Springs HOA Annual meeting will be held Monday, October 13th, time and location to be announced.
5. Bob will request bids for staining the fencing along Knox Butte as well as other common areas, to create a uniformity in the neighborhood. He will also check on the process for spending budget reserves.
6. There is a need for no parking areas to be marked with yellow paint on curbs, in certain high traffic areas. Drew Bryan will post request for homeowner's suggestions re: locations

on the website. Stop signs have also been requested by homeowners, and location requests will also be requested.

7. A motion was passed to enlist TruGreen to maintain any rental properties that are in poor condition, charging the homeowner for the expense. (Jen/Mike)

8. Mike Killion is working with TruGreen in on-going attempts to manage water usage for the common areas as well as general landscape maintainence.

9. Many courtesy letters re: compliance issues have been sent out, some with incorrect information/address. Site review folks need to be more careful.

10. "Doggie Poop" stations have been installed and will be maintained, at the park, by TruGreen.

11. A current newsletter will be posted on the website soon.

12. There is a limit of 25% of homes in the neighborhood that can be used as rentals.

Homeowners' Open Forum: Questions re: assessments and the wetlands were addresses.

Meeting adjourned at 7:40, by motion passed. (Jen/Bill)

Respectfully submitted,

Linda Killion, Recording Secretary