

**Bridle Springs HOA Meeting: May 7, 2009  
Comfort Suites, Albany OR**

Board Members Present: Bob Carruth, Eric Aguinaga, Jen Bryan and Grace Lawson

There were 11 homeowners present.

6:31 P.M. Meeting called to order by President Bob Carruth

Minutes of the last meeting have been read by all the Board Members. Motion to approve the minutes by Eric. Jen seconded. Motion passed unanimously.

**ARC committee:** 1) Report given by Jen that the committee is waiting to hear from NWCM regarding how to proceed on the progress of discovering if back yard landscaping requirements have been met. 2) Also noted that a 2 story play structure is too tall with regard to ARC approval of structure. The homeowner of the play structure has until May 20 to comply with ARC approval. 3) ARC applications are now approved quickly and action has already been taken on new ARC application that was received 2 days ago.

**Beautification, Social and Goodwill committee:** 1) Bridle Springs clean up day was April 25 with 4 homeowners working to clean up the common area and the mailboxes. 2) The next Bridle Springs event is the community garage sale on July 18 and 19. 3) July 25<sup>th</sup> will be the Bridle Springs Picnic. Grace made note that all homeowners who maintain their property with regard to landscaping and keeping their yard free of debris and garbage cans put away in a timely fashion is very appreciated.

**Communication committee:** Eric and Bob will be working on the newsletter and website updates for Bridle Springs.

**Financial report:** Bob reports that the financials appear to be in order despite some loss in revenue due to foreclosures/first notice of arrears.

**Fencing bid:** Knox Butte fence is the only fence owned by Bridle Springs HOA. Only one bid has come in. Jen moved to spend \$1190.00 with an amendment to have the fence stained providing funds are available. We would like the fence stained by June 15<sup>th</sup>. Seconded by Eric. Approved unanimously. Jen will talk with the contractor and the color of stain will be approved by the ARC committee prior to any work commencing.

**Homeowners' Open Forum:** Homeowner input taken concerning crime in our neighborhood. Homeowners expressed their wishes in response to the board's strategic planning. This list includes Swing Set for both the younger and older sets of children, covered mail boxes, lighted; covered picnic tables. Homeowners mentioned loose cats were damaging yards. The timeliness of Compliance Notices were discussed. One homeowner mentioned moss forming on roofs of second story downspouts noted.

**Need new board member:** Open for nomination, use the web site, must fulfill a 3 year commitment by attending executive meetings and monthly meetings.

Another Executive Session will be held on May 12, 2009 at 6:30 P.M.

Homeowner collections will be discussed with attorney by Bob. Jen will address aging homes And what needs to be done to prepare homeowners for ARC guidelines. A list of landscaping issues will be made by Eric and Grace. This list will be given to potential landscapers for bidding purposes. Grace will work on Themed Christmas decorations by streets.

Grace moved to adjourn the meeting at 7:33. Jen seconded. Motion carried unanimously.

Respectfully submitted by Grace Lawson, Recording Secretary.