

Bridle Springs HOA Meeting: August 13, 2009
Comfort Suites, Albany OR

Board Members Present: Bob C., Eric A., Jen B. , Grace L. and arriving late, Bob V.

There were 3 homeowners present.

6:35 P.M. Meeting called to order by President Bob C.

Minutes of the last meeting have been read by the Board Members. Motion to approve the minutes by Eric A. Grace seconded. Motion passed.

Homeowners' Open Forum:

One homeowner is concerned about lack of maintenance of some lawns. Another homeowner mentioned that when the fence on Knox Butte Road was pressure washed for painting, some of the soil was removed allowing their dog to crawl under the fence. That homeowner fixed the problem.

Homeowner's Email Concerns:

- 1) Car losing oil on Derby
- 2) Tree replacement
- 3) Speeds into community.

Curb painting: Paint strips ok'd by the City of Albany City Council August 12, 2009. As reported in today's Democrat-Herald Albany City Council Action on Aug. 12th states that parking will be restricted on two short streets that serve as entrances to the Bridle Springs subdivision in Southeast Albany. Those streets are Bridle Springs Street between Knox Butte Road and Thoroughbred and Rosehill Avenue between Gold Fish Farm Road and Casting Street. Curbs will also be marked at Canterbury and Derby. These did not need City Council approval because they are designated crosswalk corners so painting will take place on those corners as is defined by the City of Albany code. Note: Curbs now painted by city

Beautification, Social and Goodwill committee: Grace reported that we had a very successful picnic in Bridle Springs Park with great participation. 81 Bridle Springs residents signed in. The picnic was catered by Ray's Market. Four door prizes were awarded in the amounts of \$100.00, \$75.00, \$50.00 and \$25.00. Each winner chose the gift card for the business of their choice.

Knox Butte Road Fence has been painted by Quality Painting of Oregon., Derek Ellis, owner. That was completed by August 3, 2009. On August 12, 2009, the fence was inspected by Grace L. and Gloria C. with Derek Ellis in attendance. The fence looks good. It was painted with semi-transparent stain. It has a 3 year warranty. Derek did sweep up a part of the sidewalk that had debris on it during the inspection.

Compliance report: Eric says he will work more closely with Bob M. on compliance issues. One possibility is to use portable water controls on lawns as deemed by the Board of Directors. Another is to have the City of Albany put water in the Bridle Springs HOA name for collection of fees at a later date. Included in the Board's concern is the lots that are near the entrances to Bridle Springs Subdivision that are in desperate need of care. Letters from NWCM has gone to these homeowners. Bob M. will get back to Bob C. regarding the status of lawns.

Eric comments that next meeting we need to create definitions to cover pressing issues of businesses in homes: We reviewed attorney's notes regarding; daycare; noise problem; traffic issues, barking dogs and trash can noncompliance. Will discuss in future meetings

Decisions made:

Item #1 Bob V. moves to pay all bills as follows. Eric second. Motion carries.

Newsletter Minuteman Printing \$262.40;
Bob C. \$44.29 for picnic signs
Tru-Green \$598.00 for irrigation system repair
Ray's Market \$2,050.00 for Bridle Springs picnic
Greg C. \$20.00 for newsletter delivery
\$250.00 for taxes (accountant).

Item #2 Grace moved to pay remaining amount due to Quality Painting of OR for Knox Butte Fence painting job. Jen seconded. Motion carries.

Item #3 The budget for the current year was reviewed by all. Jen moves to approve the budget. Bob V. seconded. Motion carries.

Item #4 Grace moves to hire Victoria's Landscape Maintenance for the Bridle Springs HOA landscape provider. Bob V. second. Discussion followed. Vote taken. 2 "yes" votes. 2 "no" votes. The tie vote was broken by President Bob C. who voted no. Motion denied.

Item #5 Jen moved to hire NW Native Landscaping for the Bridle Springs landscaper. Second by Eric. Motion carries unanimously. Mike Killion, homeowner and landscape contractor volunteered to work with the new landscaper to bring all issues up to standards. Landscapers must follow all CC&R's regarding lawn and tree care.

Item #6 Jen moved to have NW Native Landscape test soils and replace trees by Oct. 31 or sooner as weather conditions permit. Second by Bob V. Motion carries. Eric to tell Bob M. when the common area trees are planted so that homeowners will replace their dead trees.

Item #7 Food truck: Eric moved to allow the owner of the Food truck permission to move freight in and out of her house using a passenger size vehicle (not the Food truck) during the hours of 9:00 P.M. and 7:30 A.M. This rule will be in force until December, 2009 or until a clarification of the rule 4.1 is done. Motion seconded by Jen. Motion carries. This will be reviewed at the HOA meeting in December 2009. No penalties for this homeowner regarding "business activities" if loading hours are adhered to and the board reaches a resolution.

Item #8 Discussion regarding placing Stop signs or yield signs in Bridle Springs. Grace moves to table the issue of stop/yield signs until after the curbs have been painted by the City of Albany to observe what affect this has on traffic flow through the neighborhood. Eric second. Motion carries.

Notes for Bob M. at Northwest Community Management

1. Please cancel agreement with Tru Green ASAP.
2. Inform Victoria's Landscape Maintenance that they **were not** selected to do the landscaping in Bridle Springs
3. Notify NW Native Landscape Co. that they **were** selected to do the landscaping in Bridle Springs.
4. Fence has a 3 year painting warranty. Please make a note to track this fence 3 years from now for warranty work.
5. The Board will look into decisions to determine whether modifications to a lot affects ARC or Compliance issues. The Board will ask Northwest Community Management to define ARC/Compliance question

Next meeting: This will be the annual meeting of Bridle Springs HOA. It will be held on Tuesday, September 8, 2009 at 6:30 P.M.. Place to be determined.

Jen moves to adjourn this meeting at 8:20. Bob V. seconds the motion. Motion carries.

Respectfully submitted by Grace L., Recording Secretary