

# MINUTES

## BRIDLE SPRINGS HOMEOWNERS ASSOCIATION JUNE 24, 2010

The meeting of the Board of Directors of Bridle Springs Homeowners Association met on June 24<sup>th</sup>, 2010. Board members Eric Aguinaga, John Bidwell, Bob Carruth, and Bob Vanderford were present. Owners present included Patrick and Kim Garcia, as well as Grace Lawson and Ian Condron. Amy Haley of Northwest Native, Kurt Powell of Willamette Community Management were also present.

**Homeowner's forum:** Bob C. discussed concerns from Ian Condron about the lack of Doggie Bags in the station at the park as well as the blackberries behind the fences at Canterbury. WCM will keep notes of when the dispenser is emptied to make sure it gets more bags in it from the landscaper.

**Approval of Minutes:** Eric A. moved and Bob V seconded for the Board to approve the minutes from May 27<sup>th</sup>, 2010. The motion carried.

**Committee Reports:** Grace Lawson asked that Bridle Springs host a National Night Out Ice Cream Social for the 1<sup>st</sup> Tuesday of August. Eric A mentioned that they could get a light armored vehicle from the National Guard there as well.

**Landscape Update:** Amy Haley from NW Native reviewed the home list having yard cleaning performed on them. They have performed 2 post emergent sprays on the common area Tract E. NW Native is also waiting for funding to begin the beautification project on Goldfish Farm Road. They will begin as soon as a deposit is made.

**CID Fidelity Insurance Policy:** Bridle Springs Homeowners Association's Fidelity Policy through CID Insurance Company is due to expire on July 1<sup>st</sup>, 2010. The board reviewed the policy. Bob V moved and Eric A seconded the motion to renew the same policy for one more year with the same company. The motion carried.

**2010-2011 Budget:** The board reviewed the current financial status of the Association and discussed how to best budget for the coming year. Bob V moved to approve the budget for next year and Eric seconded the motion. The motion carried.

**Collections Resolution:** WCM read aloud the resolution and discussed the current Collections resolution for the board. The major change between the current resolution and the proposed resolution is that the proposed resolution does not require us to take the accounts to a lawyer after 90 days. The board still retains the option to do so, but is not required to by the new resolution. Eric A moved to accept the revised collections resolution and John B seconded it. The motion carried.

**ARC Indemnification Resolution:** WCM read aloud the resolution and discussed this resolution with the board. This resolution states that the responsibility to get the required permits falls on the homeowner receiving the ARC request. The board is not liable for mistakes made by the homeowner. Eric C made moved to accept the ARC Indemnification and John B seconded it. The motion carried.

**Financial Penalties Resolution:** WCM read aloud the resolution and discussed the resolution with the board. The main change between the proposed resolution and the current resolution is that the proposed resolution puts the burden of responsibility for a hearing on the homeowner. The

method of sending a first notice was also discussed. The board requested to WCM that if a homeowner is contacted verbally for a first offense that the board be notified of it. The board asked to review the resolution after 3 months to see how it is working. Bob V moved to accept the Proposed Financial Penalties Resolution and John B seconded it. The motion carried.

**Banking Resolution:** WCM read aloud the Umpqua banking resolution and discussed it with the board. This resolution allows WCM to setup a bank account at Umpqua bank in the name of the association and conduct business with it. Signers on the account will include the two partners of WCM and two members of the board of directors. John B moved to accept the resolution. Bob V seconded the motion. The motion carried.

**Fence Appearance on Goldfish Farm Road:** Eric A made moved to postpone this agenda item till the next board meeting. John B seconded the motion. The motion carried.

### **Management Report**

**Information Update of the Community:** WCM will be including an information update with the sending of the next statements in the mail. Owners will be able to sign up for Electronic Notification.

**Signage in the Community:** WCM noticed yard signs present in the community and spoke with the owners to take them down.

**New Business:** Eric A discussed new covers for the mailboxes and showed some pictures. Eric A is also doing some research to see how much a 4 ft black chain link fence would be for the south end of tract F (the south end of Canterbury). He is also looking into getting a doggie bag station on that as well.

Bob C asked WCM to look into Rays as a potential meeting place. He also asked WCM to take a look at keeping the mailboxes clean from posters and papers that are taped on.

**Future Meeting Times:** The Annual Meeting will take place on July 16<sup>th</sup> at 6:30pm at Ray's Food Market with the regularly scheduled board meeting to follow immediately afterward. The following board meetings will be on August 19<sup>th</sup> and September 16<sup>th</sup> at 6:30pm.

**Adjourn:** Bob V moved to adjourn the meeting at 8:24pm. John B seconded the motion. The motion carried.