

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE BRIDLE SPRINGS HOMEOWNERS ASSOCIATION August 19, 2010

The meeting of the board of directors was called to order at 6:33pm. Board members Eric Aguinaga, John Bidwell, Bob Carruth, Spencer Watkins and Bob Vanderford were present. Owners present included Grace Lawson and Gloria Carruth. Don Haley of Northwest Native and Kurt Powell of Willamette Community Management were also present.

Homeowner's forum: No comments from owners.

Elect Officers: Eric Aguinaga nominated Bob Carruth as president. The board **APPROVED** a motion to elect Bob Carruth as President. Eric Aguinaga nominated Bob Vanderford as Treasurer. The board **APPROVED** a motion to elect Bob Vanderford as Treasurer. John Bidwell nominated Eric A as Vice President/Secretary. The board **APPROVED** a motion to vote Eric A as Vice President/Secretary.

Committee Assignments The board discussed new committees that could be formed. Eric A was assigned to be a member of the ARC. Spencer W was assigned to the Future Plans and Projects committee as well as the Security Committee. John B was assigned to the Grounds/Beautification committee. Bob C was assigned to the Communications Committee and Community Activities. Applications for these committees will be accepted through next month's board meeting. Applications are available online at www.bridlespringshoa.com.

Approval of Minutes: The board **APPROVED** a motion to accept the minutes from June 24th, 2010. The minutes from the Annual Meeting of the membership of Bridle Springs are available on the website and will be approved at the next Annual Meeting.

The board **APPROVED** a motion to pay for NW Native to investigate the irrigation ground wires up to 4 hours of labor (\$120) out of Landscape Supplies/Extras line 5361. The board **APPROVED** a motion to accept the bill dated July 1, 2010 Invoice # 1364 for the timers and other supplies from NW native.

Landscape:

NW Native completed top dressing on three sites in the committee. The Rose Hill entrance corners for the irrigation are up and working well. There are continuing problems with wiring on Goldfish Farm Road due to small wire size in the irrigation system. The Timer box on Canterbury on the north pipeline is going bad. John B will work with Don Haley of NW Native to put together a long term plan to help our irrigation system become more reliable.

Beautification Committee : The Blue fescue is gone from the Bridle Springs road entrance to the community. The BS sign is getting worse and needs attention. Members of the board of directors will meet at the sign on Saturday, Aug 21 at 9am to observe the sign. Grace discussed possible improvements to the entrances of the Bridle Springs area. Bob V and Bob C showed their thankfulness of how well the community looks.

ARC: The ARC will create a list of recommended trees for replacement in the community. There have been 6 ARC requests for the month of July.

The board **APPROVED** the fees and fines schedule.

Window A/C units: Our current governing documents do not specifically address window air conditioning units. The board discussed the use of window air conditioners in the community. WCM will draft a resolution for the board to decide on at the next board meeting.

Fence Appearance on Goldfish Farm Road. The board discussed taking over the staining of the fence on Goldfish Farm Road as often as needed.

Lot 56 Watering on the park strip. Since its inception, the Association has been watering Lot 56's park strip on the north side of the property. The responsibility for watering that strip is the homeowners. The water was shut off during investigative work. The board **APPROVED** a motion to turn the water back on for the park strip. WCM will work with Don Haley and the owner on a plan to switch over the water back to the owner.

The board **POSTPONED** discussion on the financial review till next meeting.

Noise Complaint procedure. The board discussed the current noise procedure and fines schedule. The board made no changes to the resolution.

The board **AFFIRMED** the decisions made by email to send fines letters to homeowners. The list of owners is attached to this document.

The board **APPROVED** a motion to clear 4 unenforceable fines from NWCM.

The board discussed the road condition on Goldfish Farm Road. The county is looking into the situation.

Upcoming meetings are Sept 16th, Oct 21st, Nov 18th, and Dec 16th at 6:30 at Ray's Food Market.

Adjourn: Bob V moved to adjourn the meeting at 8:19pm. John B seconded the motion.

Send out a noise complaint letter to 4251 Dogwood - Fine of \$50 as outlined in our Financial Penalties Resolution

Send out letter to Pence – 1136-434CS 434 Castings Yard weedy

Send out letter to Ragsdale 1057-4212TB 4212 Thoroughbred Yard is still Brown and Weedy - Fix or fines will begin.

Send out letter to Fannie Mae 1065-227BS 227 Bridle Springs Yard is Brown and dead (vac) - Fix or fines will begin.

Send out letter to BAC Home Loans Servicing 1085-212DB 212 Derby Brown Lawn (vac) - Fix or fines will begin.

Send out letter to Fannie Mae 1087-224DB 224 Derby Brown Lawn - Fix or fines will begin.

Send out letter to Rabob 1123-302CS 302 Castings Yard Brown (vac) - Fix or fines will begin.

Send out letter to Fannie Mae 1129-350CS 350 Castings Yard Brown (vac) - Fix or fines will begin.

Send out letter to Yu, S 1207-391CD 391 Churchill Downs Brown Lawn and weedy - Fix or fines will begin.

Send out letter to Coy 1180-4251DW 4251 Dogwood - Brown Lawn Fix or fines will begin-

Send out letter to Harrold 1170-433DB 433 Derby Brown Lawn - Fix or fines will begin.