

January 14th, 2010

Bridle Springs Homeowners Association Minutes

Meeting called to order at 6:30 pm, January 14, 2010 at the Comfort Suites in Albany, Oregon. Board members present Eric A, John B. Bob C. and 3 homeowners present.

Minutes from last meeting read and motion to approve by Eric A. seconded by John B. Motion carries.

Discussions

Excessive water bills were discussed and decided that previous landscaper did not adjust settings appropriately and overwatering occurred. John B. will get a meter map and check for leaks. He will also get the history for water bills from the city so we can closely monitor water consumption in the future.

Newsletter will be mailed in February. We will include ARC reminders; contact Don Haley to write a landscaping column, trashcans, bill due dates reminder, reminder to not post notices on mailboxes. Include open nominations for secretary for BSHOA.

More time needed to review mailbox structure – John B. and Alex H. to discuss concrete requirements for proposed trash can and mailbox structure. Update at next meeting.

Discussion regarding Financial Penalties resolution revisions. Eric A. presented changes to resolution and board members suggested language changes and revisions. Final draft will be prepared for next meeting. Attorney will approve all final revisions and notices made to homeowners.

Bob M. will send notice in Spanish to homeowner with multiple violations. Notice will be final notice until we enter property to remedy the violations as provided by CC&R's.

Meetings will be set for third Thursday of the month.

Homeowner discussion: Nutria, Fencing both ends of Canterbury, picnic tables and trees.

Board Motions

Motion to update last years reserve study and not pay for a new one this year was made by Eric A., seconded by John B. Motion carries. Board will review the reserve study at next meeting and make modifications and approve. NWCM will NOT do a reserve study this year.

Motion made to enter into executive session after the meeting to discuss contracts by Eric A. and seconded by John B. Motion carries.

Motion made to adjourn meeting by Eric A., seconded by John B. Motion carries and meeting adjourned at 7:34pm