

Bridle Springs Home Owners Association Meeting of the Board of Directors 2-17-11

The meeting of the board of directors was called to order at 6:30pm at Ray's Food Market in the small room in Albany Oregon. Board members Eric Aguinaga, John Bidwell, Bob Carruth, Bob Vanderford, and Spencer Watkins were present. Four owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: One owner expressed her concerns with compliance letters and desired more flexibility of putting back garbage cans, painting the home, and window air conditioning units without getting compliance letters. Another owner is having problems with nutria on the south end of Canterbury. He made a request to the board to trap the nutria that come from the wetland area. The board noted that owners have had nutria problems in the past. The landscape committee will consider how to handle the nutria in a separate meeting.

Minutes: The board **APPROVED** a motion to accept the minutes from 12-16-10.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$89,631.77. Current income year to date is \$60,106.31. Current expenses to date are \$38,688.61. Current Reserve balance is \$52,057.83.

Committee Reports:

Landscaping: The board nominated and elected John Bidwell to become chair of the Communications committee and Bob Carruth to be the chair of the landscape committee. Bob will also look into combining the landscape committee and the grounds beautification committee at a later date.

ARC: There have been a few ARC requests in the last month including requests for street trees and for landscape changes.

Grounds Beautification: The committee would like to incorporate two new park improvements as well as finish the beautification project for the community. The board **APPROVED** a motion to seek out bids to improve the entrances to the community. The committee desires to submit an action plan at the next board meeting for these projects.

Future Plans and Projects committee: – Nothing to report at this time.

Security Committee: – Nothing to report.

Communications Committee: – WCM will handle updates to the website www.bridlespringshoa.com beginning this next month with no changes to our current contract.

Community Activities: – Grace Lawson noted that there will be a community get-together to clean off the mailboxes. The white fence along the entrance to Bridle Springs has been cleaned. The mailboxes are getting lots of sticky residue on them and have moss around the bottom of them. John B will look into pressure-washing the moss.

Willamette Community Management Update:

Delinquent Accounts:

The board **APPROVED** a motion to remove from the books all un-collectable accounts of owners who no longer reside in Bridle Springs in amounts under \$400.

Our request for payment for homeowners no longer in Bridle Springs has generated one payment.

Due to extraneous circumstances, the fines on lot 129 are uncollectable.

The board **APPROVED** a motion to approve fines up to today for lot 67's failure to submit an ARC request. Eric A made a motion to accept the payment plan for lot 67. John B seconded the motion. The board **DENIED** the motion. Eric A made a motion to decline the payment plan and garnish wages on the property of lot 67. John B seconded the motion. The board **DENIED** the motion. Eric A made a motion to accept the payment plan of lot 67 and to garnish the wages if they do not follow through on the motion. The motion carried.

The board **APPROVED** a motion to stop fining on the trash cans compliance issue on Lot 67 from the date the trash cans were moved.

The board **APPROVED** a motion to approve the fines on lot 57.

The board **APPROVED** a motion to approve the fines on lot 130.

There are currently 4 foreclosed homes in Bridle Springs.

WCM continues to actively pursue compliance in the neighborhood with the direction of the board.

New Business:

New Signs for Board Meetings – The board considered a resolution to further define the sign restriction article in the CC&Rs to include restricting signs in windows.

Signs for board meeting – The board **APPROVED** a motion to create new signs for the board meeting not to exceed \$100. The owner that was currently putting them up before meetings will no longer be volunteering for the task. John Bidwell will put the signs out in the future.

Wetland Mitigation – WCM will talk to the Department of State Lands about modifying the restrictions and management responsibilities in the Covenant for the Wetland to make a 10 foot buffer on the east side of the fence on homes along Canterbury St.

Resolution to limit the height of RV's in the community – A current homeowner asked questions about the RV pad. The board considered putting height restrictions on RV's in the community and discussed the RV pad situation.

One homeowner asked if a person could live in an RV while it remained on the lot.

Reserve study – The board **APPROVED** a motion to move the \$628.00 in the account "reserves – Interest" to the income account for this month.

The board reviewed reserve accounts "concrete" and "lights." The accounts will be discussed in more detail at the budget meeting in April or May.

Eric brought up an idea to put up cork/message boards beside the mailboxes.

One owner asked if we could ask the City of Albany to put up a barrier up at the end of Dogwood. Another owner expressed a desire to have curbs painted more completely in accordance with City Parking provisions.

The next regularly scheduled board meetings will be – March 17th, April 21st, and May 19th, at 6:30pm at Ray's Food Market in the small room.

Adjourn: The board **APPROVED** a motion to adjourn the meeting at 8:00pm.