

Bridle Springs Home Owners Association Meeting of the Board of Directors 3-17-11

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, Bob Carruth, and Spencer Watkins were present. Two owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: Nothing to report.

Minutes: The board **APPROVED** a motion to accept the minutes from 2-17-11.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$87,551.58. Current income year to date is \$61,678.50. Current expenses to date are \$42,969.99. Current Reserve balance is \$52,686.83.

Committee Reports:

Landscaping: Nothing to report at this time.

ARC: The ARC has been very busy this month. There have been requests for a patio cover, park strip improvements, and satellite dishes.

Grounds Beautification: Nothing to report at this time.

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

Security Committee: Nothing to report at this time.

Communications Committee: The website has been updated and is working well.

Community Activities: The board discussed having an ice cream social for the community.

Willamette Community Management Update: WCM is continuing to pursue all of the compliance issues in the community.

Wetland Update: WCM did more research on the wetland area. There is roughly a 25 foot buffer between the eat fence of the association and the wetland itself. The landscape committee will research how to maintain the buffer area. The board **APPROVED** to have WCM sign and record the CC&R for Tract H from DR Horton.

ARC Guidelines Doc: The board made a motion to accept the ARC fee as originally requested for the home on lot 15. The board **APPROVED** the motion to keep the fee of \$40 for the standard estoppel certificate and \$260 for one half the cost for the lawyer to review the ARC Estoppel Certificate.

New Business:

The board **APPROVED** a motion to have the ARC develop a guidelines document before the next meeting.

The next regularly scheduled board meetings will be – 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 7:13pm.