

Bridle Springs Home Owners Association Meeting of the Board of Directors 4-21-11

The meeting of the board of directors was called to order at 6:35pm at Ray's Food Market in the small room in Albany Oregon. Board members Eric Aguinaga, Bob Carruth, Bob Vanderford, and Spencer Watkins were present. Three owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: One homeowner made a note to check on a few homes within Bridle Springs. Another homeowner asked about the health of a tree in their yard.

Minutes: The board **APPROVED** a motion to accept the minutes from 3-17-11. The board **APPROVED** a motion to post minutes to the website after they are approved in the following board meeting.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$88,174.61. Current income year to date is \$64,154.27. Current expenses to date are \$45,451.73. Current Reserve balance is \$53,315.83.

Committee Reports:

Landscaping: The landscaping committee gave a power point presentation about possible revisions to the entrances with regard to landscaping, fence improvements, playground improvements, and park improvements.

The board **APPROVED** a motion to spend \$12,280 to clean and stain the outside of the fence on Goldfish Farm Road, the Park Fence, and the Common area fence on Canterbury, to change and improve the entrances of Knox Butte Entrance and the Rosehill entrance, and the Goldfish Farm Road entrance to be paid from Retained Earnings.

The board **APPROVED** a motion to spend \$7,630 on a quad swing-set, a kid spinner, and a spring rider see-saw for the community playground to be paid from the operating budget.

The board **APPROVED** a motion to spend \$9,536 on picnic tables and trash containers for the community park to be paid from the operating budget.

The board **APPROVED** a motion to spend \$1,320 as an expense buffer in case any last minute changes need to be made to the changes to the community to be paid from the operating budget.

The board wants to thank the landscaping committee for their work with the proposals.

The board reviewed a specification sheet the outlines what the community would like to include for a new bid for landscaping companies. The board **APPROVED** a motion to have WCM seek out bids for landscaping in the community.

ARC: The ARC has had a busy month with both approvals and denials. The board has **APPROVED** a request to have WCM send a letter to 4206 Thoroughbred and follow the procedures outlined in the CC&R's for ARC compliance. ARC has been very busy created a guidelines document to cover all ARC requests. The board **APPROVED** a motion to send out the ARC guidelines to the homeowners.

Grounds Beautification: This was reviewed during the landscaping committee report.

Future Plans and Projects committee: This was reviewed during the landscaping report.

Security Committee: The committee has reported two streetlights that need bulb replacement

Communications Committee: Nothing to report.

Community Activities: The board discussed having community activities after the park improvements were completed.

Willamette Community Management Update: .

The board **APPROVED** a motion to accept the tenancy identification resolution as drafted.

The next regularly scheduled board meetings will be Tuesday May 17th, at 6:30pm at Ray's Food Market in the small room.

Adjourn: The board **APPROVED** a motion to adjourn the meeting at 8:24pm.