

Bridle Springs Home Owners Association

Meeting of the Board of Directors 5-17-11

The meeting of the board of directors was called to order at 6:37pm at Ray's Food Market in the small room in Albany Oregon. Board members Eric Aguinaga, Bob Carruth, and Spencer Watkins were present. Eight owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: Three owners discussed the letter regarding the enforcement of the amendment of the CC&R's.

Minutes: The board **APPROVED** a motion by unanimous consent to accept the minutes from 4-21-11.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$101,904.33. Current income year to date is \$82,928.83. Current expenses to date are \$51,125.87. Current Reserve balance is \$53,944.83.

Committee Reports:

Landscaping: The committee is seeking a date to begin the landscaping improvements at a date no later than June. The landscape committee currently has not spent any money on the previous agreement with Northwest Native Landscaping on the proposed changes to the landscaping made back in May of 2010.

ARC: There is one homeowner who is still in violation of the covenants. There have been a few other ARC requests for improvements on homes in the community.

Grounds Beautification: Nothing to report.

Future Plans and Projects committee: Nothing to report at this time. The committee is waiting to hear when the playground equipment will arrive.

Security Committee: There have been 60 police calls within the community during this last month. The committee is showing interest in getting a neighborhood watch program going.

Communications Committee: The website is up to date.

Community Activities: National night out is in August. There are some homeowners who have stepped up to make that event happen.

Tenancy Resolution:

Spencer moved to draft an owner occupancy information form along with a questionnaire and cover letter. Eric seconded the motion. Eric moved to amended the motion that if the board does not receive 50% of the information forms by the end of the 15 day time period, the board should enact a financial penalty of \$25/month on the remaining homes. Spencer seconded the motion. The board **APPROVED** the amendment by unanimous consent. The board **APPROVED** the main motion by unanimous consent.

ARC Enforcement Remedies: Eric made a motion to approve costs of cleaning up the violation at a homeowner's lot, a mediator and attorney costs to not exceed \$2500. Spencer seconded the motion. The board **APPROVED** the motion by unanimous consent.

The next regularly scheduled board meetings will be Thursday June 16th, at 6:30pm at Ray's Food Market in the small room.

Adjourn: The board **APPROVED** a motion to adjourn the meeting at 7:44pm.