

Bridle Springs Home Owners Association Meeting of the Board of Directors 6-16-11

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, John Bidwell, and Spencer Watkins were present. Eleven owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: One owner expressed his concerns of why the Association did not send a self addressed envelope with the questionnaire. He also asked why the time frame on the questionnaire was 10 days rather than two or three weeks. Another owner expressed the concern that the HOA is overly strict. Another owner asked why there was a request for additional information in the questionnaire. Another owner asked about rental homes within Bridle Springs.

Minutes: The board **APPROVED** a motion made by Eric and seconded by John by unanimous consent to accept the minutes from 5-17-11.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$94,755.98. Current income year to date is \$85,875.74. Current expenses to date are \$61,849.83. Current Reserve balance is \$54,573.83. The board **APPROVED** a motion made by Bob and seconded by John by unanimous consent to accept the financial report.

Committee Reports:

Landscaping: The entrance landscape changes will begin at the end of June or first part of July. The playground equipment should be ready for pickup by the end of July.

ARC: It has been a quiet month in the ARC.

Future Plans and Projects committee: Nothing to report.

Security Committee: Spencer will be looking for volunteers for the committee.

Communications Committee: Nothing to report.

Community Activities: National Night Out is approaching. A few homeowners have volunteered to put on the event for Bridle Springs.

Tenancy Resolution: The board **APPROVED** a motion made by Bob V and seconded by Eric by unanimous consent to have WCM draft a resolution using the following guidelines:

*The waiting list will be created with a first come-first served policy using information obtained either by the original bill of sale by DR Horton and/or the first responses to the notification from the board of directors from Bridle Springs.

*If a home that has previously been in the "investment property cap" lies vacant for 6 months, then the home will move to the waiting list unless the owner provides proof that they are making significant efforts to repair or populate the property.

*All owners – present and future will be notified of the status of the investment property cap. Upon purchase of a property, if a homeowner chooses to rent out the property, the owner will make a request to be added to either the investment property cap or the waiting list.

*If a person or entity gets bumped off the investment property cap, they must go to the front of the waiting list.

*Ask lawyer opinion on homes occupied by immediate family but sit 6 months vacant.

*Ask the lawyer to review the resolution

*Add the financial penalties resolution wording for this resolution

The board **APPROVED** a motion made by John and seconded by Eric by unanimous consent to reimburse WCM for the expense they paid out for the legal review of the previous tenancy resolution and related topics in the amount of \$727.50.

The board set the annual date to be Thursday, July 21st at 6:30pm. WCM will search out locations for the annual meeting. The board meeting will follow immediately after the annual meeting.

Spencer Watkins asked if there could be any volunteers to serve on the security committee. One homeowner noted that you can make comments on the City of Albany Police website to note problem area in the community.

The board **APPROVED** a motion made by Eric and seconded by John by unanimous consent to move to executive session at 8:03pm to discuss the landscape maintenance contract for the community.

The board returned from the executive session at 8:37pm. The board **APPROVED** a motion made by Spencer and seconded by Eric by unanimous consent to accept the landscape proposal from Stutzman Services in Albany Oregon to handle all aspects of landscape maintenance. The board **APPROVED** a motion made by Eric and seconded by John by unanimous consent to accept the backflow proposal from Easdale Backflow and give every home in Bridle Springs the option of entering into the agreement to have their backflow tested at the amount of \$14 per test.

Adjourn: The board **APPROVED** a motion made by Eric and seconded by John by unanimous consent to adjourn at 8:40pm.