

# Bridle Springs Home Owners Association

## Meeting of the Board of Directors 7-21-11

The meeting of the board of directors was called to order at 7:05pm at Ray's Food Market in the large room in Albany Oregon. Board members Eric Aguinaga, Bob Carruth, John Bidwell, Bob Vanderford, and Spencer Watkins were present. Fifteen owners were also present. Kurt Powell of Willamette Community Management was also present.

**Election of officers:** Bob Carruth nominated Eric Aguinaga to be president of the Association. Bob Carruth moved to elect Eric Aguinaga as president. The board **APPROVED** the motion. Eric made a motion to approve Bob Carruth as Secretary and Bob Vanderford as Treasurer. The board **APPROVED** the motion.

**Minutes:** The board **APPROVED** a motion made by bob Vanderford and seconded by John Bidwell to accept the minutes from 6-16-11.

**Financial Report:** WCM gave a report of the financial information for Bridle Springs. Current assets as of June 30<sup>th</sup> 2011 are \$94,182.02. Current income year to date is \$88,177.87. Current expenses to date are \$64,997.92. Current Reserve balance is \$55,202.83. The board **ACCEPTED** a motion made by Bob and seconded by John to accept the financial report for June.

### **Committee Reports:**

**Landscaping:** Bob Carruth noted that the play equipment will be installed on next Wednesday in the park. Spencer will be picking up the playground equipment tomorrow. August 2<sup>nd</sup> is national night out. Bob Carruth made a motion to appoint Marlene Arends and Mellissa Tomaz to the Community Activities Committee. Eric seconded the motion. The board **APPROVED** the motion. The entrances to Bridle Springs on Rosehill and Bridle Springs St. are almost complete.

**ARC:** Eric Aguinaga made a motion to appoint Jeremy Henkel and Nick Ropp to the Architectural Review Committee. Spencer Watkins seconded the motion. The board **APPROVED** the motion.

**Future Plans and Projects committee:** The report was within the landscape report.

**Security Committee:** Spencer is still working on putting together a group of people to be put on the security committee. Spencer gave an explanation of what the committee was about. Spencer made a motion to appoint Michael Resseguie to the security committee. The board **APPROVED** the motion.

**Communications Committee:** Bob Carruth nominated Josh Tacchini to the communications committee. John seconded the motion. The board **APPROVED** the motion.

**Community Activities:** National Night out is August 2<sup>nd</sup> for the community. It will be held in the park.

### **Fine Approvals:**

There have been 41 homes which have either turned in their Occupancy Information Form late or have not yet turned it in. 11 of the homes which have turned in the form requested that their late fees of \$25/month be waived due to extenuating circumstances. Bob Carruth made a motion to waive the fees on these 11 homes. Bob V seconded the motion. The board **APPROVED** the motion.

One home requested that late charges be removed from their account. Bob Carruth made a motion to deny the request to remove the late fees. Spencer seconded the motion. The board **APPROVED** the motion.

Another homeowner requested that the one day fine of \$15 be waived for the commercial vehicle parked on the driveway. Bob Carruth made a motion to waive the fees on the truck in the neighborhood. John Bidwell seconded the motion. The board **DENIED** the motion to waive the fines with a vote of 3 against the motion and 2 for the motion.

John Bidwell submitted a letter of resignation to the board of directors. The board **ACCEPTED** John's resignation from the board of directors. Bob Carruth nominated Pam Watts to the board of Directors.

Bob Carruth made a motion to **POSTPONE** the decision to appoint another member to the board until next month.

Pam Watts noted that she would like to see the community come together.

Pat Garcia noted that he would like to increase property values in homes.

### **Tenancy Resolution:**

Bob Vanderford made a motion to accept the Tenancy Resolution as drafted. Spencer seconded the motion. The board **APPROVED** the tenancy resolution. The resolution will be sent out to the community in 10 days. There are 42 homes that have confirmed that they are tenant occupied.

Eric moved to send certified mail to the homes who have not yet responded to the owner occupancy information form and to charge back to each owner the cost of the certified mail. Spencer seconded the motion. The board **APPROVED** the motion.

**Owner Forum:** One owner asked why John Bidwell's resignation was not added to the list for the annual meeting [board resignations are accepted at board meetings and the Bylaws call for filling the vacancy by board apointment]. Another owner noted that they were thankful for the Easdale Backflow agreement the board worked out.

**Adjourn:** The board **APPROVED** a motion made by Eric and seconded by John to adjourn at 7:41pm.