

Bridle Springs Home Owners Association

Meeting of the Board of Directors 11-17-11

The meeting of the board of directors was called to order at 6:45pm 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. Five owners were also present. Kurt Powell of Willamette Community Management was also present.

Open Forum: No owner input.

Minutes: The board **APPROVED** a motion made by Bob and seconded by Spencer to accept the minutes from October 20 2011.

Financial Report: WCM passed out a sheet regarding different homeowner delinquencies. The board asked WCM to offer payment plans to two owners with accounts that were significantly past due. WCM will contact the owners and see if they would like to proceed with the plans. The board also asked WCM to send over one more account to Vial Fotheringham for collections.

Tract H: The board discussed the maintenance of Tract H. The board asked WCM to get a statement in writing from the Department of State Lands and the US Army Corps of Engineers of Wetland Delineation about what kind of maintenance the board has the authority to do in the area.

The board also asked WCM to include a questionnaire in the next mailing for the owners who live along the east side of Canterbury asking them what they would like to see done about maintenance in the area.

Sub-Lease Information: WCM gave a report about the City of Albany's requirements for "Single Family" dwellings and how many people can occupy a residence as well as a preliminary discussion of whether or not it is possible for the board to enact a restriction on sub-leasing in homes in the community. The board asked WCM to contact the owners of properties that seem to have many people living in them to notify the owner of the situation.

Corner Striping: One owner asked WCM to see if the Association could get more corners painted yellow by the city. WCM will get a map of the community and see if painting the curbs are possible.

Status of Lawn care: One owner asked if the lawncare is getting enforced on Bridle Springs. [The HOA is currently enforcing the lawncare and is currently fining the owner referenced in the meeting.]

Home Repainted: The fence was never painted when a home was re-painted recently. The board asked WCM to contact the owner of the fence and ask them the status of the fence color.

Beautification Committee: Nothing to report.

ARC – One decision of the ARC was appealed to the board. The board **APPROVED** a motion made by Bob C and seconded by Eric to overturn the decision of the ARC and require a homeowner to move their fence back 5 feet from the front of the home.

Future plans and projects: Nothing to report at this time.

Security Committee: Nothing to report at this time.

Newsletter: Nothing to report at this time.

Ellie Biers does not want to head up the neighborhood watch but would like to be on the committee.

One homeowner wanted to express their thanks for the new tables and play equipment in the play area.

Spencer Watkins submitted a resignation in writing to the board of directors. The board **APPROVED** a motion made by Bob C and seconded by Bob V to accept the resignation of Spencer Watkins. Spencer nominated Myriah Watkins to the board of Directors to fill one of the vacant positions. The board **APPROVED** a motion made by Bob V and seconded by Bob C to appoint Myriah Watkins to the board of directors. The board wished to thank Spencer for his work on the board.

The meeting adjourned at 7:45pm.

The next board meeting will be held on December 15th at Ray's Food Market.