

Bridle Springs Home Owners Association Meeting of the Board of Directors 12-15-11

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 Myriah Watkins were present. Five owners were also present. Kurt Powell of Willamette Community Management was also present.

Minutes: The board **APPROVED** a motion made by Eric and seconded by Bob V to accept the minutes from November 17 2011.

Investment Properties: The board **APPROVED** a motion made by Eric and seconded by Bob V to allow two additional owners to use their property as investment property.

The board received a summons to a foreclosure suit. The HOA law firm noted that no action is necessary on this case.

Collections Resolution: The board **APPROVED** a motion made by Myriah and seconded by Eric to amend the Collections Resolution to change the late fee to \$10 per month on all charges remaining unpaid after 30 days for future accounts.

Bob C moved to re-calculate the late fees from items 34-51 to reflect the adopted policy of \$10 fees and 1% interest on all charges remaining unpaid.

Bob C moved to amend the first motion to re-calculate all late fees for only those accounts that have current unpaid late fees of \$10 or more.

The board **APPROVED** a motion made by Bob C and seconded by Bob V to Write off account 1xx0, send 1xx0 and 1xx2 to Vial Fotheringham, and send 1xx7 to vial after offering a payment plan.

Open forum:

One owner asked if businesses could be in the neighborhood. [Bridle Springs CC&R 4.1 covers this topic.] They also asked about the status of Tract H and the wetland mitigation. [The wetland mitigation is complete. WCM is working to research what authority Bridle Springs HOA has to maintain a buffer between the wetland and the adjacent homes.]

One homeowner asked if there was any Neighborhood watch interest. There is no neighborhood watch leader as of yet. [The board directed them to an owner who has previously been involved in Neighborhood Watch].

Committee Reports:

ARC: One owner has shown interest in the Architectural Review Committee.

Beautification Committee: The committee is working on getting new plants in place on the entrances. There has been problems with nutria at Bridle Springs. Bob C spoke with the Dept of Fish and Wildlife to have them do a presentation regarding nutria at January's board meeting.

Landscape: The committee is looking at replacing dead trees on the common areas.

Communications: Bob is working to get emails setup for the Board on gmail.com. The board discussed getting rid of the bridle springs website's hosting fees and moving the site to a cheaper location.

The board asked WCM to take a closer look at the sign at the entrance to Bridle Springs and add a sign that has the website listed on it.

The next meeting is January 19th 2012 at 6:30pm in the small room of the Ray's Food Market in Albany.