

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 1-19-12**

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 Bob Carruth, Bob Vanderford, and Myriah Watkins were present. Three owners were also present. Kurt Powell of Willamette Community Management was also present.

**Minutes:** The board **APPROVED** a motion made by Bob C and seconded by Myriah to approve the minutes from December 15<sup>th</sup> 2011.

**Homeowner Input:** One homeowner asked if agendas would be ready for future board meetings. [The agendas will be ready for future meetings.] One homeowner asked for additional information on the current investment properties. [This information will be covered later in the meeting].

### **WCM Report:**

WCM asked for more specificity on the monument sign and if the board would like the web address added to a sign for the monument.

The board **APPROVED** a motion made by Myriah and seconded by Bob V to remove late fees and interest on the account for one owner pursuant to a request from the law firm.

The board **APPROVED** a motion made by Myriah and seconded by Bob V to accept the payoff for one owner in the neighborhood.

The board **APPROVED** a motion to stop fining 8 properties in question because they have not turned in the occupancy information form and with the caveat that the fines for each respective homeowner must be paid before they may apply to become approved for use as investment property.

WCM is continuing to work with ODSL and DR Horton to get the approval for the 10 foot buffer in Tract H.

The board **APPROVED** a motion made by Bob and seconded by Myriah to send a letter of non – compliance on behalf of the ARC to a property in violation of the covenants.

The board **APPROVED** a motion to adjourn at 7:26pm.