

Bridle Springs Home Owners Association Meeting of the Board of Directors 2-16-12

The meeting of the board of directors was called to order at 6:35pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Bob Vanderford, and Myriah Watkins were present. Five owners were also present. Kurt Powell of Willamette Community Management was also present.

Open Board Position: The board **APPROVED** a motion made by Eric and seconded by Myriah to nominate Matt Cook to the open. The board **APPROVED** a motion made by Eric and seconded by Myriah to appoint Matt Cook to the board of Directors.

The board **APPROVED** a motion made by Eric and seconded by Myriah to appoint Jen Bryant and Josh Tacchini to the Architectural Review Committee effective immediately.

Minutes: The board **APPROVED** a motion made by Bob and seconded by Myriah to approve the minutes from January 19th 2012 as read by Kurt Powell from Willamette Community Management.

Financial Report: WCM reviewed the financial summary for Jan 31st 2012. The board **ACCEPTED** the financial summary from Jan 2012.

ARC Guidelines: The ARC is continuing work on the Architectural Review Guidelines. The committee is working to get the guidelines document finalized by March 16th 2012.

WCM Report:

WCM noted that the board is in process of getting proposals to remove invasive species in Tract H as noted by the Bridle Springs CC&R's 3.3(e)(ii).

The board **APPROVED** a motion to accept two additional properties to be used as investment properties made by Eric and seconded by Matt.

Future meeting dates will be on March 15th, April 19th, and May 17th and will be held in the breakfast room in the Phoenix Inn.

Open Forum:

One homeowner asked about the 6 month requirement for investment properties to occupy their home. [An investment property has 6 months to rent out the property before it is potentially not allowed to be used as an investment property.] One owner asked about future events for the community. [There is a plan to have a National Night Out in the summer time.] One homeowner noted that there were notifications recently on the mailbox with blue tape saying that the blue tape is an acceptable way to attach temporary notifications to the mailboxes.] The beautification committee is considering a bulletin board for the area near the mailboxes.

The meeting adjourned at 6:57pm.