

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 4-19-12**

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 Matt Cook were present. Six owners were also present. Kurt Powell of Willamette Community Management was also present.

**Minutes:** The Board **APPROVED** a motion made by Bob and seconded by Matt to approve the minutes from February 16th 2012.

**Financial Report:** WCM reviewed the financial summary for March 2012. The Board **ACCEPTED** the financial summary from March 2012.

### **Committee Reports:**

Landscape: WCM authorized Stutzman Services to remove two trees that blew over in a recent storm. [Stutzman will give the Board a proposal to replace the trees.]

ARC: There are two requests pending. The ARC is continuing their work on the guidelines document.

Grounds Beautification: Nothing new to report.

Security Committee: Nothing new to report.

Communications Committee: Nothing new to report.

Community Activities: One owner noticed the Board that she will be stepping down from the Community Activities Committee. The Board is looking for owners to step into a more active role in this committee.

### **WCM Report:**

The Board authorized WCM to send a letter to the owner whose dog caused some owner complaints recently.

One owner asked if the HOA could lower the height of the swingset in the neighborhood. WCM will look into this and see if it is something the HOA would like to pursue.

WCM asked the Board if they would like to notify owners of the backflow deal with Easdale Backflow. [The Board is interested in including information with the next mailing regarding this.]

Some questions have been raised about recent solicitations in our community; be sure to check sources such as the Better Business Bureau about the reputation of any company before spending money.

One owner asked about the status of their ARC request. [Eric noted that the request is being reviewed.]

Another owner asked if there was a neighborhood garage sale. [There are no current plans for a neighborhood garage sale unless an owner is willing to head up the effort.]

One owner asked if she could 'market' the Bridle Springs neighborhood in a local newspaper. [The Board asked for more information before agreeing to anything.]

**Tract H Update:** The Board circulated a proposed change to the description of Tract H with the owners present at the meeting. The Board will review this document once more at the next meeting of the Board of Directors.

**Investment Property Request:** The Board **APPROVED** a motion made by Matt and seconded by Bob to accept one additional property to be used as an investment property. This property is number 51 of 52 investment properties for Bridle Springs.

**New Board Member:** Bob Carruth has moved to another part of Oregon and is considering allowing another person to step up as a Board member. If you are interested, please contact [wcm@willamettecm.com](mailto:wcm@willamettecm.com).

**Collections:** The Board **APPROVED** a motion made by Matt and seconded by Bob to authorize putting back on late fees and interest on an account based off not following up on the payment plan, sending one account to collections after 30 days if the payoff amount is not paid, setting up a payment plan of at least \$25 in addition to the assessment amount per month and will keep late fees from accruing from an account, and waiving fines for three owners in addition to the one above.

The Board moved to go into executive session to negotiate with a bank and discuss collection options at 7:45pm. The Board came out of executive session at 8:09pm and **APPROVED** a motion made by Matt and seconded by Bob to send a negotiated payoff amount to the bank.

The meeting adjourned at 8:10pm.