

Bridle Springs Home Owners Association Meeting of the Board of Directors 6-29-12

The meeting of the Board of directors was called to order at 6:36pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Myriah Watkins, and Matt Cook were present. Five owners were also present. Kurt Powell of Willamette Community Management was also present.

Minutes: The Board **APPROVED** a motion made by Matt and seconded by Bob to approve the minutes as read from May 13th 2012.

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

Committee Reports:

ARC: The board **APPROVED** a motion made by Eric and seconded by Bob to appoint Michael Resseguie to the Architectural Review Committee.

Landscape Committee: The board **APPROVED** a motion made by Eric and seconded by Matt to get landscape bids for Bridle Springs to begin work October 1st. Landscape Interviews will be held at the September board meeting at the Phoenix Inn. WCM will get bids from 4 different contractors for the Board to review at prior to the September board meeting.

Grounds Beautification: Nothing to report.

Security Committee: Nothing to report.

Communications Committee: Nothing to report:

Wetland Document: WCM submitted the board approved changes to the wetland CC&R description to DR Horton. DR Horton is gaining the final approval from Oregon Dept. of State Lands prior to recording the document.

Swing Set Chains: The board **APPROVED** a motion made by Matt and seconded by Bob V to hire a contractor and install new chains to Bridle Springs and have them installed.

Playground Pressure Wash: The board **APPROVED** a motion to have the playground pressure wash the playground and install the chains. WCM will contact adjacent homeowners to see if the HOA can use their water for the work.

Annual Meeting: The board set the Annual Meeting to be Friday, July 13th at 6:30pm in the Breakfast Room at the Phoenix Inn. WCM will send out the Annual Meeting notice for this meeting ASAP to meet the notice requirements for Annual Meetings in the BSHOA Bylaws.

WCM Report:

The board approved renewing the insurance policy for the coming year.

The number of investment properties in the Bridle Springs HOA is now down to 51 of 52 homes due to a home sale in the last few weeks.

The board **APPROVED** a motion made by Matt and seconded by Bob to approve the proposed Budget for 2012 – 2013 fiscal year.

Owner Input:

One owner asked if she could be sent a proxy for the annual meeting. WCM will send out proxies with the annual meeting notices on Monday.

One owner asked if the meeting could be moved to Friday.

The fence at the entrance to Bridle Springs is in need of washing. [WCM will look into getting this cleaned at the same time as the playground equipment.]

One owner noted that the post office boxes are in need of cleaning. [The post office is ultimately responsible to keep posters off of the boxes. However, owners are welcome to clean the post office boxes as well if they wish.]

The Board requested that WCM get quotes for bulletin boards and mailbox coverings near the post office mailboxes.

The next meetings of the Board will be on Friday, July 13th, Thursday August 16th, and Friday September 21st at 6:30pm at the Breakfast Room of the Phoenix Inn.

The meeting adjourned at 7:31pm.