

Bridle Springs Home Owners Association Meeting of the Board of Directors 7-13-12

The regularly scheduled meeting of the Board of directors was called to order at 6:45pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Bob Carruth, and Matt Cook were present. Eight owners were also present. Kurt Powell and Dave Stubbs of Willamette Community Management were also present.

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

Financial Report: WCM reviewed the financial summary for June 2012. The Board **ACCEPTED** the financial summary with a motion made by Matt and seconded by Bob from June 2012.

WCM Report: Swing Set Chains will be installed in the next couple of weeks in the community. WCM is getting quotes for mailbox covers/bulletin Board covers. The playground has been pressure washed.

Compliance Report: WCM gave a report to the board regarding 4 properties in the fining stage of the compliance as per the financial penalties resolution. The board **APPROVED** a motion made by Matt and seconded by Bob to approve the fines for 3 homes who have not landscaped their yard and to authorize a landscape company to clean up the yards in the neighborhood. The board **APPROVED** a motion made by Bob and seconded by Matt to approve fines for a property in the fining stage of the financial penalties resolution who has not submitted a rental agreement as requested by the Board.

Open Forum:

One owner asked whether solar panels can be installed. [The panels can be installed with the approval of the Architectural Review Committee.]

One owner asked whether the area to the east of the south end of Churchill Downs is owned by Bridle Springs. [The area in question is not owned by Bridle Springs.]

One owner asked about the colors for painting homes. [You may submit a color palette to the Architectural Review Committee for their review if you would like to paint your home.]

Bob Carruth noted that there was past interest in installing a light in the park to keep the park lit at night. WCM will look into getting quotes for this work.

One owner asked who is in charge of replacing trees in Bridle Springs. [Any owner may replace or plant a tree in Bridle Springs, but the planting must first be approved by the Architectural Review Committee.]

One owner asked if the HOA can enforce barking dog complaints. [The HOA may begin enforcement against barking dog complaints if it receives more than one independent source that verifies barking activity. A better option is to contact the Albany Police Department on the non emergency line and they can get an officer to review the situation.]

One owner asked if all porch covers in the neighborhood have been approved by the Architectural Review Committee. [Not all of the porch covers have been approved by the Architectural Review Committee. However, the Board and/or the ARC review the installed porch covers that have not been approved.]

The meeting adjourned at 7:25pm.