

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 8-10-12**

The regularly scheduled meeting of the Board of directors was called to order at 6:46pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Bob Carruth, and Matt Cook were present. 10 owners were also present. Kurt Powell and Dave Stubbs of Willamette Community Management were also present.

Board Appointment: The Board **APPROVED** a motion made by Bob C and seconded by Bob V to appoint Cecilia Mihalo to the Board of Directors.

The Board **APPROVED** a motion made by Eric and seconded by Matt to elect Bob V to be Treasurer. The Board **APPROVED** a motion made by Eric and seconded by Matt to appoint Bob C to be Vice President. The Board **APPROVED** a motion made by Eric and seconded by Bob V to appoint Matt Cook to be Secretary.

**Owner Forum:** One owner asked about the resolution process for CC&R violations. [WCM explained the process to the owners present.]

WCM presented a draft letter to the Board regarding continued maintenance to vacant homes in the neighborhood. The Board **APPROVED** a motion made by Bob V and seconded by Eric to approve sending this letter to 4 owners in the neighborhood as amended.

The Board **APPROVED** a motion made by Bob and seconded by Matt to acquire proposals for separate areas of landscaping: Irrigation, Weed control, and Landscaping. The Board requested to have potential landscapers present at the next Board meeting on August 16th 2012 to discuss their proposals.

The Board **APPROVED** a motion made by Matt and seconded by Bob V to get quotes for an audit for Bridle Springs HOA for the fiscal year 2011-2012.

The Board **APPROVED** a motion made by Bob v and seconded by Matt to continue with the current insurance contract for 2012-2013.

The meeting adjourned at 7:55pm.