

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 9-21-12**

The regularly scheduled meeting of the Board of directors was called to order at 6:32pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Matt Cook, and Bob Vanderford were present. 8 owners were also present. Kurt Powell of Willamette Community Management was also present.

Adam Owens from Northwest Landscape Services came to present his company.

The Board **APPROVED** a motion from Matt and seconded by Bob V to approve the minutes from the July 13th 2012 and Aug 16th 2012.

Mike from B Johnson turf presented his service to the HOA.

One homeowner gave ideas for community get-togethers.

The board **APPROVED** a motion made by Matt and seconded by Bob to have Stover Neyhart perform a financial review for the Association.

Caleb Folsom from Diligence Landscaping came to present his company.

**Open Forum:** One owner suggested meeting on Tuesdays. The Board set the next quarter of meetings for the first Tuesdays of each month beginning in October.

The Board entered executive session with a motion made by Matt and seconded by Eric to discuss both delinquent accounts and contract negotiation at 8:01pm.

The Board came out of executive session at 8:43pm.

The Board **APPROVED** a motion made by Bob V and seconded by Matt to hire Diligence Landscape contingent upon confirming the presence of a valid Landscape Contractor's Board license.

The Board **APPROVED** a motion made by Bob V and seconded by Matt to approve liens for 6 owners, send notifications of liens for 2 owners, to send 2 accounts to Vial Fotheringham, write off one account's balance, and approve of fines for 7 owners.

The Board requested to have WCM ask Vial Fotheringham about amending the Tenancy Resolution with regard to continuing fines or violations.

The Board moved to adjourn at 9:06pm.