

Bridle Springs Home Owners Association Meeting of the Board of Directors 11-6-12

The regularly scheduled 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. 12 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 accept the minutes from Sept 21, 2012.

Financial Information: The Board **APPROVED** a motion made by Bob and seconded by Matt to accept the financial statements for October 2012.

Board Position: The Board **APPROVED** a motion made by Bob and seconded by Matt to accept the resignation of Bob Carruth from the Board of Directors.

The Board **APPROVED** a motion made by Bob and seconded by Matt to appoint Tony Stigen to the Board of Directors.

WCM Report: WCM noted that the financial review is currently happening with Stover Neyhart and Company.

If any owner notes a car or motor home to be abandoned or staying for a long period of time in one place on the public streets in Albany, they can call the non-emergency number for the Albany Police Department. The Albany Municipal Code notes that a car cannot remain in one place for more than 24 hours at a time (AMC 13.70.020)

WCM updated the Board to note that DR Horton is finalizing the Tract H document with an adjacent property owner to the southeast of the HOA and will be giving the Board the final document to sign in the next few weeks.

The Board **APPROVED** a motion to made by Matt and seconded by Tony to hire Northwest Landscape Services beginning on Dec 10th following Stutzman Services receipt of a 30 day termination letter via US Mail.

Owner Input: One owner gave information for a Christmas get together for the HOA.

The Board **APPROVED** a motion made by Tony and seconded by Bob to remove a home from the investment property list.

The Board **APPROVED** a motion made by Matt and seconded by Bob to add a home to the investment property list and number 52.

The Board **APPROVED** a motion made by Matt and seconded by Tony to add one more home to the investment property list as the first person on the waiting list.

The board **APPROVED** a motion made by Matt and seconded by Bob to move a home from the investment property list to be the first person on the waiting list to rent out their home.

WCM was notified that the ARC made a decision on 4212 Rosehill.

New Projects: The Board requested that WCM work with Eric to research lighting in the park for the HOA.

The Board went into executive session at 7:32pm to discuss owner compliance and delinquent accounts.

The Board came out of executive session at 8:04pm.

The Board **APPROVED** a motion made by Matt and seconded by Tony to not levy a fine for a complaint.

The Board **APPROVED** a motion made by Matt and seconded by Bob to do the following:

- accept a payment plan for one account
- speak to one owner about his payment status
- send lien notifications to 2 owners
- send a 30 day notice to 2 owners
- send notice that the account will be turned over to Vial Fotheringham to 3 owners
- send one account to Vial Fotheringham.

The meeting adjourned at 8:12pm.