

Bridle Springs Home Owners Association Meeting of the Board of Directors 12-4-12

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, Tony Stigon, Cecilia Myhalo, and Bob Vanderford were present. 9 owners were also present. Kurt Powell of Willamette Community Management was also present.

The Board **APPROVED** a motion from Bob and seconded by Matt to approve the minutes from the November 6th 2012 Board meeting.

WCM Report: WCM gave a report on the light project for the park. WCM is still obtaining quotes for the work and will continue to work with Eric to work up a specific design for the lights.

Northwest Landscape Services will begin work on at Bridle Springs beginning December 10th, 2012.

WCM notified the Board that a home sold in Bridle Springs through a Sherriff's sale.

The Board **APPROVED** to pay an invoice for Ned Stearns in the amount of \$300 for pressure washing and adding chain links to the swing sets.

WCM is continuing follow-up with DR Horton and the Department of State Lands on the wetland document.

The Board authorized WCM to reimburse expenditures for the holiday event. Phoenix Inn will have the table, water, coffee, and drinks setup for the event. The Board **APPROVED** a motion to ask WCM to send an email reminder regarding the event to all known email addresses for the community.

Potential Changes to the Tenancy Resolution: The Board discussed some potential changes to the tenancy resolution. WCM will distribute a draft to the Board prior to the next meeting.

Memorial in Bridle Springs: The Board will review the memorial on common property at the next meeting of the Board.

Open Forum: One owner asked about siding and painting on homes. [WCM will follow up with the owner and find out more information on vapor barriers and home construction techniques.]

One owner asked about the placement of the lights in the park. The Board adjusted the location of the proposed lights in the park.

The Board made a motion made by Matt and seconded by Cecilia to approve to do the following:

Remove late fees and interest on one homeowner account if the homeowner pays the assessments and collections amounts within 45 days.

Waive Late fees and interest for one owner if they pay ½ with 30 days, then \$100/month thereafter.

Send 4 accounts to Vial Fotheringham if the HOA has not received any response by the deadline noted in the letter.

The Board moved to adjourn at 7:37pm.