

Bridle Springs Home Owners Association Meeting of the Board of Directors 1-11-13

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, and Cecilia Myhalo, were present. 4 owners were also present. Kurt Powell of Willamette Community Management was also present.

The Board **APPROVED** a motion from Matt and seconded by Cecilia to approve the minutes from the December 4th 2012 Board meeting.

WCM Report:

Wetland Document The Department of State Lands has finally finished work on the document. DR Horton will be forwarding a finalized copy for the HOA to review before recording the document.

Old Business

The Board **APPROVED** a motion made by Eric and seconded by Matt to reimburse Bob Carruth for roughly \$150.

The Board **APPROVED** a motion made by Eric and seconded by Tony to accept the changes to the tenancy resolution. The resolution will be sent out in a mailing in the next few weeks.

The Board **APPROVED** a motion made by Eric and seconded by Tony to move forward with the proposals to remove the one Leyland Cypress, move forward with the moss and Crane-fly treatment, and the Board requested additional quotes for the tree replacement in the park strips.

The Board reviewed park lighting proposals.

The Board **APPROVED** a motion made by Eric and seconded by Cecilia to send a letter to owners regarding a potential construction defect.

The Board **APPROVED** a motion made by Matt and seconded by Eric to move forward with the following:

Send one account to Vial Fotheringham, write off one account, tell one owner he has 90 days to pay the balance of his account or a lien will be placed on the account, and send a 10 day notice of lien to 3 owners.

Open Forum: Grace Lawson thanked the Board for the Holiday event at the Phoenix Inn in December.

The Board received a draft letter regarding potential construction defects in the community. The Board **APPROVED** a motion to send out the informational letter to owners along with the tenancy resolution so as not to incur cost on this topic.

The Board moved to adjourn at 7:34pm.