

Bridle Springs Home Owners Association Meeting of the Board of Directors 4-18-13

The regularly scheduled meeting of the Board of directors was called to order at 6:37pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Eric Aguinaga, Matt Cook, Tony Stigen, and Cecilia Mihaylo were present. 3 owners were also present. Kurt Powell of Willamette Community Management was also present.

Minutes: The Board **APPROVED** a motion from Matt and seconded by Tony to approve the minutes from the March 5th, 2013 Board meeting.

WCM Report:

M&W Electric will be installing the light poles in the first week of May.

The Board **APPROVED** a motion made by Matt and seconded by Tony to approve the following actions with collection:

- *Remove late fees on one account based on payment,
- *File liens on 6 accounts if the accounts are not paid by April 26th 2013.
- *File a lien on one account,
- *Approve a payment plan for one account.

The Board **APPROVED** a motion made by Eric and seconded by Tony to add one owner to the investment property waiting list.

The Board **APPROVED** a motion made by Eric and seconded by Tony to approve fines for 4 homes that have not cleaned up their yard beginning April 18th until the property is clean. The Board **APPROVED** to have a landscaper clean up these yards for each owner no sooner than one week from April 18th.

The Board **APPROVED** a motion made by Eric and seconded by Tony to approve landscape fines for 3 homes in Bridle Springs for one day and to have a landscaper clean up the yard on the homes if the yards are not corrected by May 3rd.

The Board **APPROVED** a motion made by Eric and seconded by Tony to approve to apply hemlock barkdust to the common areas, to apply cedar chips to the park area, and to make a donation to up to two not for profit or educational organizations for help spreading bark chips in the amount of \$500 to each organization.

The Board **APPROVED** a motion made by Eric and seconded by Tony to approve two irrigation proposals made by Northwest Landscape Services to reconnect valves to the pedestal timers and to replace heads, nozzles, and flush a clogged line.

The Board **APPROVED** a motion made by Eric and seconded by Tony to move forward with the proposal by Santiam Spray Service to treat the common area Tract H for the invasive vegetation.

The Board reviewed the proposed budget for the 2013-2014 fiscal year.

The Board reviewed the reserves for the 2013-2014 fiscal year.

The Board asked WCM to contact Craig Carnegey from the City of Albany to discuss the Neighborwoods program with Eric and WCM.

The meeting adjourned at 7:45pm.