

Bridle Springs Home Owners Association Meeting of the Board of Directors 5-7-13

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 Eric and seconded by Cecilia to approve the minutes from the April 18th, 2013 Board meeting.

WCM Report:

There is a significant amount of landscape dirt from the trenching of the lines for the light poles. Northwest Landscape Services will be picking out the rocks on this dirt and will spread it around the low areas of the park.

There were three independent leaks on the irrigation pipes from the electrical installation of the light poles. NLS is repairing these leaks and will ensure the landscape is returned to its previous state. The light poles have been installed and are awaiting the electrician to turn on the power.

New Business:

The Board **APPROVED** a motion made by Eric and seconded by Matt to have Ned Stearns remove a sidewalk panel and pour a new panel on the south side of the sidewalk at a cost of \$225.

The Board **APPROVED** a motion made by Eric and seconded by Tony to have the Board make a \$500 donation to South Albany High School Band for their use of spreading the bark chips on June 1st for the park area in Bridle Springs. WCM will schedule to have the hardwood chips delivered on that day.

The Board **APPROVED** a motion made by Eric and seconded by Tony to have Buena Vista Arbor Care remove and grind the stumps of the Leyland Cypress trees on the east and west side of Bridle Springs Dr .

The Board **DENIED** a motion made by Eric and seconded by Tony to request that the Board pay for drainage work that benefited one owner along the park. The Board **APPROVED** a motion made by Eric and seconded by Tony to allow an owner to perform drainage work along their fence line on the common property side of the fence.

The Board **APPROVED** the new Architectural Review Forms with a motion made by Eric and seconded by Matt.

The Board **DENIED** a motion with an affirmative vote of 2, one nay vote, and one abstaining vote to remove two properties from the investment property list and put the two properties from the waiting list onto the investment property list.

The Board **APPROVED** a motion made by Matt and seconded by Tony to ask that one owner's property be fined following the timeline on the letter and that the property be cleaned up in the days following the beginning of the fining process.

The Board **APPROVED** a motion to wait till fall to have the Tract H maintenance work of spraying invasive species performed by Santiam Spray Service.

The Board **APPROVED** the budget for 2013 as amended with a motion made by Matt and seconded by Tony.

The Board **APPROVED** a motion made by Matt and seconded by Tony to move \$35,000 from retained earnings into a capital improvement fund.

The Board asked WCM to look into the general costs of water features, a tennis court, a basketball court, a horseshoe pit, and mailbox covers.

One owner asked about a watering postcard for the neighborhood. The Board asked WCM to send out a notification asking owners to turn on their sprinklers for the neighborhood.

One owner asked if the Board could build a horseshoe pit in the park. The Board reviewed this topic and will discuss it at a later date.

The meeting adjourned at 8:08pm.