

## Bridle Springs Home Owners Association Meeting of the Board of Directors 6-4-13

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, and Bob Vanderford were present. 1 owner was also present. Kurt Powell of Willamette Community Management was also present.

**Minutes:** The Board **APPROVED** a motion from Eric and seconded by Matt to approve the minutes from the May 7th, 2013 Board meeting.

### **Old Business:**

The light poles have been installed and are working correctly. WCM will put a lock on the light poles and give one spare key to a member on the Board. Additionally, the Board requested WCM to draft a reservation form to use the power on the light poles for events at the park. The Board will review this form at a future meeting.

The battery timers have been removed and all stations are now connected to the central stations in Bridle Springs.

Northwest Landscape Services removed the very rocky dirt from the light pole trenching and added sandy loam and re-seeded the area. The Board **APPROVED** a motion to pay \$1500 for Northwest Landscape's work on this job. Bridle Springs will keep the irrigation timers on hand in case they're needed.

Eric and Kurt from Willamette Community Management will be meeting with Craig Carnegey from the City of Albany Urban Forestry to discuss the possibility of using the City of Albany's Neighborwoods program to replant trees on the park strips on the outside of Goldfish Farm Rd and Knox Butte Rd.

The bark is complete in the playground area and the barking for the rest of the association will be completed on June 10th 2013.

### **New Business:**

The Board **APPROVED** a motion made by Matt and seconded by Bob to ask that the HOA correct a landscape issue on one property after June 20th.

The Board **APPROVED** a motion made by Bob and seconded by Matt to send a lien notice to one owner and to send a new lien notice to another owner who paid part of their balance owed.

The Board **APPROVED** a motion made by Bob and seconded by Matt to add one property to be in space number 3 on the investment property waiting list.

The Board **APPROVED** a motion made by Bob and seconded by Matt to remove two owners from the investment property list and add them to be number 4 and 5 on the waiting list.

The Board **APPROVED** a motion made by Bob and seconded by Matt to move homes on spaces 1 and 2 to be added to the investment property list.

The Board **APPROVED** a motion made by Bob and seconded by Matt to ask Northwest Landscape Services to attend to the bamboo in one area of the community.

The Board **APPROVED** a motion made by Bob and seconded by Matt to ask WCM to draft an agreement with an owner regarding the Leyland Cypress in the entrance to Bridle Springs and their ongoing maintenance and liability for any damage they may cause.

The Board **REVIEWED** capital improvement ideas and asked that a note about capital improvements be included with the annual meeting notice sent to owners.

The Board **APPROVED** a motion made by Bob and seconded by Matt to renew the insurance with CID at a cost of \$389/year.

The Board **APPROVED** a motion made by Bob and seconded by Matt to take the net income from the fiscal year of 2012-2013 and move it into the capital improvement fund.

The next meetings for the Board will be July 2nd, Aug 15th, and Sept 3rd.

The meeting adjourned at 7:12pm.