

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 9-3-13**

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, Tony Stigen, and Matt Cook were present. 2 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 August 15th, 2013 Board meeting.

### **Old Business:**

WCM gave an update on the collection efforts of Vial Fotheringham and a recent bankruptcy.

WCM gave an update on homes in Bridle Springs needing painting. The Board **APPROVED** a motion made by Eric and seconded by Matt to have WCM to send a letter to the owners who have not yet requested ARC approval to get a request started within 30 days or fines will begin.

WCM has marked the trees in the community to be removed and replanted. The City of Albany will help plant the trees in November 2013 along with the volunteers.

WCM reviewed the tenancy resolution with the Board and will draft new language for the waiting list portion of the resolution for the Board to review at the next meeting.

Santiam Spray Company will be arriving on site September 4<sup>th</sup> to begin the spraying of the invasive species in Tract H.

WCM will contact Easdale Backflow to find out how much it would be to test all of the backflows in Bridle Springs.

### **New Business:**

WCM will work with the City of Albany to find information on how to begin a neighborhood watch group at Bridle Springs.

WCM is getting quotes for audits for the Board to review in the October meeting.

The Board **APPROVED** a motion made by Matt and seconded by Cecilia to send a notice to an owner with the dumpster.

The Board discussed capital improvement ideas and requested to have WCM get quotes for chain link fence for a proposed dog area in the south common area next to the Canterbury cul-de-sac and a quote for a drinking fountain in the common area next to the playground equipment. The Board asked WCM to send an email to owners notifying them that the Board will be considering these improvements at the next meeting.

The meeting adjourned at 7:32pm.