

Bridle Springs Home Owners Association

Meeting of the Board of Directors 10-1-13

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 Bob Vanderford, Tony Stigen, and Matt Cook were present. 11 owners attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

Open Forum: The 11 owners in attendance shared their concerns over a dog park in the community of Bridle Springs which included the noise, the smell, and the effect of the livability and the resale value of the homes in Canterbury. Two owners shared their concerns in letters written to the Board. One owner asked that the capital improvement money be turned into a credit toward future assessments for all owners.

The Board **APPROVED** a motion made by Matt and seconded by Tony to not install a dog park in the south common area next to Canterbury Ct.

Members of the community asked the Board to look into repairs to the fence boards of Goldfish Farm Rd. [The current reserve study covers repairs to the fence boards to Knox Butte Rd, but not to Goldfish Farm Rd.]

One owner asked that the board install a horseshoe pit for the park. The Board will look into this option.

Minutes: The Board **APPROVED** a motion made by Tony and seconded by Bob to approve the minutes from September 2013.

Old Business:

Backflow Testing: The Board **APPROVED** a motion made by Tony and seconded by Bob to send out to owners the idea for having the association pay for backflow testing for the entire community with assessments.

City of Albany Tree Plantings: The Board **APPROVED** a motion made by Matt and seconded by Tony to allow the City of Albany to install one type of tree for the common areas along Goldfish Farm Rd and Knox Butte Rd. WCM will schedule the planting dates with the Boy Scouts and with the South Albany High School Band.

Bridle Springs St Tree Plantings: The Board **APPROVED** a motion made by Tony and seconded by Bob to move forward on the planting of 19 trees on the entrance to Bridle Springs St from a proposal from American Landscape Services.

Audit: The Board **APPROVED** motion made by Tony and seconded by Bob to have an audit done for Bridle Springs from Spectrum CPA Group for the fiscal year ending June 30th 2013.

Collections: The Board **APPROVED** a motion made by Matt and seconded by Bob to send 6 owners a lien notification letter by certified mail and to file liens on two properties in Bridle Springs.

The Board **APPROVED** a motion made by Matt and seconded by Bob to write a collection payment plan letter to an owner.

Tenancy Resolution: The Board **APPROVED** a motion made by Matt and seconded by Bob to approve the tenancy resolution amendment and send it out to all owners with the next mailout.

The meeting adjourned at 8:01pm.