

Bridle Springs Home Owners Association

Meeting of the Board of Directors 11-05-13

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, Cecilia Mihaylo, Eric Aguinaga, and Matt Cook were present. 1 owner attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

Open Forum: Nothing to report.

Minutes: The Board **APPROVED** a motion made by Bob and seconded by Tony to approve the minutes from October 1st 2013.

Old Business:

Audit: WCM is working with Spectrum CPA Group who is performing the Board requested audit for the HOA.

Tree Planting Project: The Board **APPROVED** a motion made by Cecilia and seconded by Tony to contact the Boyscout troop who was unable to attend the tree planting and let them know the Board will be contacting another group to help with the tree planting project. WCM will distribute to an owner 211 copies of a flyer supplied by the City of Albany to then distribute to the owners and residents of Bridle Springs and to allow WCM to send an email to the neighborhood with the flyer information.

Painting ARC requests: The Board **APPROVED** a motion made by Matt and seconded by Bob to send a notification of fine letter as per the financial penalties resolution to two owners who have not yet sent in an architectural review request to paint their homes. The notice will give till December 3rd to submit the form before fining begins.

Collections: The Board reviewed the current state of the delinquent accounts.

Backflow Testing: The Board sent out a notice to owners regarding testing backflows for the community electronically. The Board **APPROVED** a motion made by Cecilia and seconded by Bob to send out a paper letter to owners giving them an option to opt out of having the association test their backflows for the homes as part of the assessment for Bridle Springs.

New Business:

Cottonwood Tree Removal: The Board **APPROVED** a motion made by Tony and seconded by Eric to allow Trees Inc. to remove a cottonwood tree adjacent to Knox Butte Rd at the expense of Trees Inc. as the tree is blocking view of a sign regarding the wetland.

Landscape Contract: The Board reviewed a proposal for an adjustment to the price of the landscape contract for Northwest Landscape Services and asked WCM to request more information.

Investment Property Update: The Board **APPROVED** a motion made by Eric and seconded by Tony to send a notice as per the financial penalties resolution to an owner who is renting out their home that is not approved for use as investment property, to send the second notice following a 30 day period if the owner does not contact the Board, and to begin fining 14 days following the second notice if the owner has not requested a hearing or contacted the Board.

Park Bench Repair: The Board **APPROVED** a motion made by Eric and seconded by Tony to allow a local contractor to repair a park bench whose slats are beginning to show signs of rot in the spring of 2014.

Landscape Enforcement: The Board **APPROVED** a motion made by Matt and seconded by Tony to begin fining a home beginning Monday, November 11th for the landscape deficiency and to allow a landscaper to correct the landscaping on Friday, November 15th.

The meeting adjourned at 7:38pm.