

Bridle Springs Home Owners Association

Meeting of the Board of Directors 12-20-13

The regularly scheduled meeting of the Board of Directors was called to order at 6:38pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Bob Vanderford, Tony Stigen, and, Eric Aguinaga, were present. No owners 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 November 5th 2013.

Old Business:

Collection: The Board **APPROVED** a motion made by Eric and seconded by Bob to send 360 day collection letters to two owners in Bridle Springs via certified mail.

Investment Property: The Board **APPROVED** a motion made by Tony and seconded by Eric to add one owner to the waiting list (Johnson) and one owner to the investment property list (Bravo).

Enforcement Letters: The Board **APPROVED** a motion made by Eric and seconded by Bob to send an enforcement letter to an owner with a 30 day time period before fines begin. The Board **APPROVED** a motion made by Bob and seconded by Tony to send an enforcement letter with a 30 day period before fines begin via certified mail to an owner for a painting ARC request.

Tree Planting Project: The Board **APPROVED** a motion made by Bob and seconded by Tony to hire a vendor to grind stumps and remove the wire from various locations at Bridle Springs.

Backflow Project: The Board **APPROVED** a motion made by Tony and seconded by Bob to hire Easdale Backflow to test all of the backflow devices for the community of Bridle Springs.

Blackberry Spray: The Board **APPROVED** a motion made by Tony and seconded by Bob to have Santiam Spray Service come back to tract H to spray a few blackberries that got missed from the last spray treatment.

Landscaper attendance to Bridle Springs Meeting: The Board accepted the request from Northwest Landscape Services and invited them to attend the meeting of the Board on January 7th 2014.

New Business:

Tenancy Resolution: The Board **APPROVED** a motion made by Eric and seconded by Tony to change the tenancy resolution to change the review process time frame.

The meeting adjourned at 7:25pm.