

Bridle Springs Home Owners Association Meeting of the Board of Directors 2-4-14

The regularly scheduled meeting of the Board of Directors was called to order at 6:44pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Cecilia Mihaylo, Tony Stigen, and, Eric Aguinaga, were present. One owner attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

Minutes: The Board **APPROVED** a motion made by Eric and seconded by Tony to approve the minutes from January 7th 2014.

Old Business:

Pressure Washing: The Board **APPROVED** a motion to hold off on pressure washing for the community fences and the mailboxes in the community till later in the Spring.

Tree Planting: The City of Albany was able to plant three out of the 5 remaining trees in the community at no charge to the community as they had additional stock in their trees. Big Woods Tree Expert was able to come back to the site and dig out the remaining tree stumps. WCM will follow up with the City of Albany to see if they are able to plant the remaining trees. If they are unable or unwilling, then the Board **APPROVED** a motion made by Eric and seconded by Cecilia to donate \$300 to the South Albany High School Band if they are able to plant the remaining two trees.

Investment Property Requests: The Board **APPROVED** a motion made by Eric and seconded by Tony for the following: Contact an owner whose term on the investment property list expires on 2-15-14 and whose home is currently not rented to anyone and notify them that if the home is not rented before 2-15-14 and the agreement is not in the hand of the management company by 5pm on that same date, then the home will move to the end of the waiting list.

The Board **APPROVED** a motion made by Eric and seconded by Cecilia to automatically add one owner on the waiting list to the investment property list if there is a vacancy on the investment property list on 2-16-14. In addition, the Board **APPROVED** a motion made by Eric and seconded by Tony to fine the a property \$120.00 for violations of the Tenancy Resolution for the days of Jan 28-Feb 4th. If the home is not in compliance with the tenancy resolution by 2-16-14 and the account is not current on 2-16-14, then the fines will begin on 2-16-14 and will continue to accrue until the home is in compliance with the Tenancy Resolution.

New Business:

Backflow Contract: The Board **APPROVED** a motion made by Eric and seconded by Tony to sign an amended backflow contract for Bridle Springs and notify owners in the community the Bridle Springs has signed the contract and will pay for any repairs less than \$20 per repair per backflow per year.

Cedar Fence Board Replacement: The Board **APPROVED** a motion made by Eric and seconded by Cecilia to replace 6 boards on the Thoroughbred fence and have them stained to match.

Light Pole: There was a light pole out in the community. WCM notified the owner that they can contact Pacific Power directly through the Pacific Power website to notify them of pole power outages.

Compliance: One owner has still not filled out an ARC form for the shed on the side of the home. WCM will send the owner a notice of non-compliance and begin the enforcement process.

The Board requested WCM to send out postcard violation notices to those owners who have their trash cans stored on the side of the home. The Board **APPROVED** a motion made by Tony and seconded by Cecilia not to move forward on fining on one owner.

WCM is still awaiting a form to be filled out for house painting for one owner in the neighborhood.

Collection Updates: The Board **APPROVED** a motion made by Eric and seconded by Cecilia to request additional information from one owner and review the case next month. The Board **APPROVED** a motion made by Eric and seconded by Cecilia to accept a payment from one owner and to waive late fees and interest, but add a \$18 charge if the owners wish to pay via credit card.

The Board **APPROVED** a motion made by Eric and seconded by Cecilia to waive the \$100 landscaping charge and to update the account if applicable to remove late fees and interest if the account was not delinquent after the waiving of the landscaping charge as long as the deed in lieu of Foreclosure was completed in the next 60 days. If the deed in lieu of Foreclosure is not completed within 60 days of receipt of communication from the Board, the landscape charges and late fees or interest will be added back to the account.

The Board **APPROVED** a motion made by Eric and seconded by Cecilia to file a lien on four properties in Bridle Springs and to send a final reminder to one owner giving 15 days to pay or a lien will be filed.

The Board meeting adjourned at 8:18pm.