

## Bridle Springs Home Owners Association Meeting of the Board of Directors 4-1-14

The regularly scheduled meeting of the Board of Directors was called to order at 6:34pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Cecilia Mihaylo, Tony Stigen, Matt Cook, and Eric Aguinaga were present. Two owners attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

**Minutes:** The Board **APPROVED** a motion made by Tony and seconded by Matt to approve the minutes from February 4th 2014.

### **Old Business:**

**Tree Planting:** WCM notified the Board that there are two trees left to plant in Bridle Springs. Additionally, one tree was struck by a car on Knox Butte Rd recently as well. The Board requested that WCM notify the vendor across the street on Knox Butte Rd to be aware of the trees adjacent to Bridle Springs and to notify the Board if they see any of the trees get struck by a car.

The Board **APPROVED** a motion made by Eric and seconded by Tony to hold off on planting the three remaining trees in the neighborhood on common areas until the fall of 2014.

**Investment Property:** The Board **APPROVED** a motion made by Tony and seconded by Cecilia to put one property on the investment property list and to fine the owner between the days of Feb 15<sup>th</sup> 2014 and April 1<sup>st</sup> 2014 totaling \$675 as per a letter the owner received.

**Collection Update:** The Board reviewed the current delinquent accounts in the community and requested WCM contact the owners who were delinquent for more information.

**Tenancy Resolution:** The Board **APPROVED** a motion made by Tony and seconded by Cecilia to adopt the amended wording of the tenancy resolution and to distribute to owners.

**Pressure Washing the Mailboxes:** The Board **APPROVED** a motion made by Tony and seconded by Matt to use Mid Valley Pressure washing to clean the community fence at the entrance to Bridle Springs on Bridle Springs St off of Knox Butte Rd and to clean the community mailboxes at the park.

**Landscape Plantings :** WCM notified the Board that some of the landscape plantings might not revive this year. The Board will review the dead landscaping at the next Board meeting.

### **New Business:**

**Capital Improvement:** The Board requested WCM get quotes for a drinking fountain for the park at Bridle Springs.

The Board meeting adjourned at 8:18pm.