

Bridle Springs Home Owners Association Meeting of the Board of Directors 9-2-14

The regularly scheduled meeting of the Board of Directors was called to order at 6:56pm at the park in Bridle Springs Albany, Oregon. Board members Eric Aguinaga, Elizabeth Marshall, and Matt Cook were present. No owners attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

Owner Input: No input at this time.

The Board **APPROVED** a motion made by Eric and seconded by Matt to approve the minutes from August 5th 2014.

Old Business:

The Board **APPROVED** a motion made by Tony and seconded by Matt to have WCM perform a reserve study update to include the recently purchased items and to update the study to reflect the historical transactions as well.

The Board **APPROVED** a motion to have WCM draft a report on what cost/effort would be necessary to build a clubhouse in the neighborhood or convert an existing home to a clubhouse with a cost estimate of 5-10 hours of time.

WCM gave a report on the status of the sign installation at the park in Bridle Springs. R3 has not met WCM on site yet and has not given a proposal for the sign. The Board adjusted the wording to the signage.

WCM will create and distribute flyers to residents reminding them of the bbq event in the park at Bridle Springs.

The Board **APPROVED** a motion made by Matt and seconded by Eric to have Ned Stearns install the BBQs and the bench in Bridle Springs at an estimated cost of \$800 for the bench and \$100 each for the BBQs.

The Board **APPROVED** a motion to hire College Pro painters for a home in Bridle Springs if the owners do not finish the work to a home in Bridle Springs.

WCM will work with NLS to determine if Bridle Springs can run power underneath the street for lighting for the monument sign.

New Business:

The Board **APPROVED** a motion made by Matt and seconded by Elizabeth to add one home to the waiting list for investment property.

The Board **DENIED** a request to prune common area branches hanging over an owner's property. WCM will contact the owner to let them know they may prune the branches.

WCM gave a report on exercise equipment for the park at Bridle Springs and initial cost estimates for the equipment whether it be indoor equipment or outdoor equipment. The Board chose not to move forward on any purchase at this time.

The Board **APPROVED** a motion to request pricing from NLS on what it would take to have the landscaper clean up the BBQs while they are on site at Bridle Springs.

The Board **APPROVED** a motion made by Elizabeth and seconded by Matt to approve a payment plan for one owner in the community.

The meeting adjourned at 7:58pm