

# Bridle Springs Home Owners Association

## Meeting of the Board of Directors 11-4-14

The regularly scheduled meeting of the Board of Directors was called to order at 6:35pm in the Breakfast Room in the Phoenix Inn of Albany, Oregon. Board members Eric Aguinaga, Elizabeth Marshall, Tony Stigen, Cecilia Mihaylo, and Matt Cook were present. Two owners attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

### **Owner Input:**

**Minutes:** The Board **APPROVED** a motion made by Tony to approve the minutes from 10-7-14.

### **Old Business:**

**Common Area Tree Trimming:** The Board **ADOPTED** a motion made by Matt to deny a request from an owner to give owners an option on whether or not the HOA will trim common area trees overhanging single family owner property lines as it is homeowner responsibility to trim trees hanging over their property.

**Collection:** The Board reviewed the collection status in the community for those owners delinquent in their assessments.

**Common Area Planting:** The Board **APPROVED** a motion to plant yew in the common area spaces where the cedar plants died last winter. WCM will gather quotes for the planting of the yews and submit them to the Board for review.

**City Tree Plan:** The Board reviewed the City of Albany price for trees in the community and requested WCM speak to NLS about planting the trees at a discount as they are not providing the trees.

**Community Policing Advisory Board:** WCM gave a report on the Community Policing Advisory Board and asked if anyone had crimes they knew of in the community to contact the police department and contact WCM so that we could also contact the police department through the community group.

**Tract K Spray:** The spraying of Tract K is complete at this time by Santiam Spray Service.

### **New Business:**

**Backflow Testing Report:** WCM gave a report to say that backflow testing will be completed in the next few weeks in Bridle Springs.

**Email List:** The Board **APPROVED** a motion to not use the email list for Bridle Springs for lost pets at this time.

**Reserve Study Update:** The Board **APPROVED** a motion made by Matt to accept the Reserve Study update as drafted by WCM.

**Fencing Discussion:** The Board requested WCM to draft language for the maintenance and replacement of cedar fencing in the HOA.

The Board requested to ask WCM look and see what cost would be to add staining maintenance/replacement maintenance reserve numbers for the remaining fences.

**Gate Repair at Bridle Springs:** WCM will look into repairing the gates at the north entrance of Bridle Springs

**Drainage in the Park:** WCM gave a report on the initial thoughts on repairing the drainage issues in the park area in Bridle Springs.

The Board requested confirmation on where the north park drain drains the water (whether to the street or City sewer.)

**Christmas Event:** Tony announced that the Christmas party has been cancelled at this time. The Board **APPROVED** a motion made by Cecilia to create a Christmas lighting contest for the community with \$100 for a first prize, \$75 for a second prize, and \$50 for a third prize with visa cards. WCM will create and distribute a flyer for this event in the community. The Board will review the community on December 21st for the three best decorated homes and will submit their votes to WCM to tally.

The meeting adjourned at 7:58pm