

Bridle Springs Home Owners Association

Meeting of the Board of Directors 12-2-14

The regularly scheduled meeting of the Board of Directors was called to order at 6:37pm in the Breakfast Room in the Phoenix Inn of Albany, Oregon by Eric Aguinaga. Board members Eric Aguinaga, Elizabeth Marshall, and Tony Stigen were present. No owners attended the meeting. Kurt Powell and Beth Powell of Willamette Community Management also attended the meeting.

Owner Input: No owner input

Minutes: The Board **APPROVED** a motion made by Eric to approve the minutes from 11-4-14.

Old Business:

Drain Discussion: WCM presented a report to the Board on the park drainage noting that the current drain in the park is connected to the City sewer. The Board **APPROVED** a motion made by Eric to request WCM gather an updated design that attaches a french drain system to the existing drain in the park for the Board to review at the next meeting.

Cedar Fence Maintenance: WCM presented a report on the potential costs of taking over the replacement maintenance of the cedar fencing in the neighborhood and drafted a resolution with one perspective on fence maintenance. The Board **APPROVED** a motion made by Eric to postpone this discussion till a future Board meeting.

Park Sign Quotes: The Board **ACCEPTED** a quote from Carlson Sign Company from Bend OR to create two park signs for the Board of Directors out of cast aluminum to be installed with double 4x4 posts next to the pathways into the park and to remove the playground sign at the same time. The Board requested to see the final proof of the sign once more before the sign is created.

Financial Review: WCM gave a report that Stover Neyhart significantly increased their price for the financial review from previous years. The Board **APPROVED** a motion made by Tony to hire the cheapest qualified firm to perform the financial review for BSHOA for the fiscal year ending June 30th 2014.

Holiday Lighting: Owners in the neighborhood are enjoying the holiday lighting and are getting into the spirit of the competition in the community.

Landscaping: WCM gave a report that they are still waiting on prices for the yew plantings in the community and for the NLS planting of trees in the neighborhood.

New Business:

Owner Concern on Roof Venting: WCM shared a report received over email from an owner in the community who is having problems with the originally installed roof vents from DR Horton. The owner has been in touch with DR Horton to have the roof vents repaired.

Collection Update: WCM gave a short report on collections in the community. The Board took no specific action.

Enforcement Update: WCM gave a short report on enforcement in the community and the outstanding enforcement and ARC topics.

Bench/Swing installation: WCM reported that the tot- swing has been installed in the community and Ned Stearns would install the bench when the weather cooperated.

The Board reviewed a business request in the neighborhood and requested WCM draft an email to the owners and resident requesting feedback for criteria that should be met so that vehicular traffic/parking won't be a problem in the

future. The Board **POSTPONED** a final decision on the review till the next Board meeting and requested the owner and/or the resident is present to give feedback.

The Board meeting adjourned at 7:34pm.