

Bridle Springs Home Owners Association

Meeting of the Board of Directors 1-6-15

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, Matt Cook, 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 12-2-14.

Owner Forum: Nothing to report.

Old Business:

Park Drainage: WCM reported that they are waiting on more information from Shonnards Landscape before a final design can be published to the Board. The Board **APPROVED** a motion to spend up to the budgeted amount to finish the plan.

Sign Quote: WCM is working with Carlson Sign company to finalize the sign quote for Bridle Springs HOA.

Business Approval: The Board of Directors **APPROVED** a motion made by Matt to approve a daycare business in a home with conditions. These conditions will be outlined in a letter to the owner and resident.

Rental: The Board was made aware that a property in Bridle Springs is renting though they have not been approved for use as investment property. The Board requested that WCM send enforcement letters to the owners giving a 35 day timeframe for the first letter and a 15 day timeframe for the second letter to them prior to enforcement action taking place.

The Board **APPROVED** a motion to move the first person on the waiting list into the investment property list if the home currently attempting to be rent their home is not successful by the end of the 90 day period.

WCM Update:

Planting Trees in Bridle Springs: The Board **APPROVED** a motion made by Eric to approve the American Landscape planting proposal for Bridle Springs.

WCM reported that the park bench has been installed and the new wood slats have been installed on the old benches as well.

WCM reported that the exterior fence on Goldfish Farm Rd and Knox Butte Rd is in need of pressure washing and painting. The Board requested that WCM begin gathering quotes for this work.

The Board set the future Board meeting dates to be the first Thursday of each month for Feb and March at 6:30pm at the Phoenix Inn.

New Business:

The Board requested WCM to look into whether or not the HOA could be given an easement to place a monument type sign on the Rosehill entrance to Bridle Springs HOA. The Board **APPROVED** a motion to spend up to \$1000 on this sign.

The Board meeting adjourned at 8:09pm.