

## **Bridle Springs Home Owners Association Meeting of the Board of Directors 2-5-15**

The regularly scheduled meeting of the Board of Directors was called to order at 6:32pm in the Breakfast Room in the Phoenix Inn of Albany, Oregon by Matt Cook. Board members Eric Aguinaga, Matt Cook, Elizabeth Marshall, Cecilia Mihaylo, and Tony Stigen were present. One owner attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

**Owner Input:** The Board reviewed a hearing by an owner who is currently renting their property. The Board did not change any enforcement action based on the hearing at this time. WCM has solicited an opinion from an attorney on this matter.

**Waiting List:** The Board **APPROVED** to add two homes to the waiting list for investment property.

**Minutes:** The Board **APPROVED** the minutes from 1-6-15 with a motion made by Tony.

### **Old Business:**

**Easement/Sign:** WCM gave a report on a proposition of putting a Bridle Springs sign on the corner of Rosehill and Goldfish Farm Rd. The Board cannot place a sign on an easement of a lot due to CC&R restrictions. The Board requested WCM look into the possibility of purchasing a small lot from an owner and annexing it into the homeowners association as a common area for the purpose of putting a Bridle Springs logo sign on it. The Board requested WCM move forward with the small sign at the park area and to ensure the HOA website is on the park sign.

**Park Area:** WCM reported that Shonnards is complete with their preliminary study of the park area to discover the reasoning for the poor drainage. The Board **APPROVED** a motion made by Matt to accept the recommendations from Shonnards for the park area, complete the design, and put the project out to four companies to bid. Eric requested that additional drainage holes be put in the southeast curb in the play area to aid in drainage on the south east side of the park. The Board **APPROVED** a motion by Tony to accept any bid under 1000 for the park renovation.

**Planter Arm:** WCM reported on pricing for planter arms for the light poles in the park area. The Board requested WCM send more detailed information to Board members on the planter arm for getting a quote to manufacture the planter arms locally.

**Trees:** WCM reported that the three missing street trees that died last year will be planted in Bridle Springs in the next week.

**Enforcement:** The Board requested WCM enforce various topics brought to the Board's attention by WCM in the community.

The Board meeting adjourned at 8:15pm.