

Bridle Springs Home Owners Association Meeting of the Board of Directors 5-7-15

The regularly scheduled meeting of the Board of Directors was called to order at 6:34pm in the Breakfast Room in the Phoenix Inn of Albany, Oregon by Matt Cook. Board members Matt Cook, Elizabeth Marshall, Eric Aguinaga, and Tony Stigen were present. Jen Bryan, the Architectural Review chair attended the meeting. Owner Ellie Bires also attended the meeting. Kurt Powell of Willamette Community Management also attended the meeting.

Owner Input: No owner input.

Minutes: The Board **APPROVED** the minutes from the Board meeting on April 2nd 2015 with a motion made by Elizabeth.

WCM Update: The City of Albany has installed the road barriers at the end of Dogwood St as requested by the Board of Directors.

WCM is continuing to monitor the weed control performance of NLS. NLS plans to perform a weed control spray on Tuesday of next week weather pending.

WCM has called the electrician to review the LED park lights to find out why they are blinking rapidly when they turn on. The Board confirmed the time period of 6 months to correct painting a home in Bridle Springs for the purposes of enforcement letters sent by WCM.

An owner present asked questions about their Architectural Review request. The architectural review committee will forward them a response in a few days.

New Business: The Board **APPROVED** a motion made by Matt to pass over the first two people on the waiting list who chose not to rent out their property at this time and allow the third person on the waiting list to rent out their property if they are able to pay to get their account current within two weeks. If the owner is not able to pay their account current in two weeks, then the Board requested to pass over that owner and allow the next person on the list a shot to rent out their property if they are current in their assessments.

The Board **APPROVED** a motion made by Elizabeth to continue enforcement on a home using their property as investment property as reported by WCM and to give them 30 days to cease using the property as investment property with the first notice. If the first notice does not cause the property to be ceased being used as investment property, then the Board requested a second notice with 15 days be sent and the daily fining beginning per the financial penalty resolution until the property ceases to be used as investment property. The Board **APPROVED** a motion made by Matt to place the unit on the last position of the waiting list.

Old Business:

The Board reviewed quotes for painting and pressure washing the fences on the exterior of the association. The Board chose not to take any further action at this time on replacing fence Boards for owners until a vendor was selected to do the fence replacement work and the fence painting work.

The Board reviewed plans for a sport court in the park and requested WCM get ballpark costs for the sport court in the park. They will review these costs at the next meeting along with the costs for the fence replacement and painting.

The Board reviewed the easement discussion for the lot 123 for the sign easement and requested WCM to continue with getting the easement in place and to purchase an aluminum laminated sign for the easement area at a cost of \$350.

The Board reviewed the drainage project for the park area and requested that WCM hire the vendor who can do the project the soonest as the prices for the work were very close to one another.

The Board set the annual meeting to be July 9th at 6:30pm at the Breakfast Room at the Phoenix Inn.

The Board will review the 2015-2016 budget at the next meeting.

The Board meeting adjourned at 7:15pm.