

Bridle Springs Home Owners Association

Meeting of the Board of Directors 6-4-15

The regularly scheduled meeting of the Board of Directors was called to order at 6:36pm in the Breakfast Room in the Phoenix Inn of Albany, Oregon by Matt Cook. Board members Matt Cook, Elizabeth Marshall, and Eric Aguinaga were present. Jen Bryan, the Architectural Review chair 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 May 7th 2015 with a motion made by Matt.

Old Business:

Fence replace and stain: The Board **APPROVED** a motion by Eric to hire a vendor to replace 170 ft of fence boards and 32 individual fence Boards on Knox Butte Rd, to charge owners back for the cost of the work, and to give owners one year to pay the balance. For one owner whose dirt is directly adjacent to the fence, the Board requested that WCM request an architectural review request for the owner to repair the grade of their backyard. If owners along Goldfish Farm Rd have not replaced the required fence boards as noted in the letters to them, WCM will notify them that Bridle Springs will replace the fence boards on the owner's behalf and charge the owners \$5 per board.

The Board **APPROVED** a motion by Elizabeth to hire Blue Note Painting to paint the fence for Bridle Springs on the exterior of the property .

Play Equipment: The Board **APPROVED** a motion by Matt to have a piece of play equipment installed in the park at Bridle Springs.

Sport Court: The Board **APPROVED** a motion to get a firm quote for the installation of a half court basketball court and to give notice to owners in Bridle Springs asking for their input on the topic prior to any contracts being signed.

Budget Discussion/Review of Financials: The Board **APPROVED** the 2015-2016 budget as amended.

Trespass ordinance: At the request of the Board, WCM created a trespass ordinance for the homeowners association in case there are trespassing issues for the Albany Police Department to take care of.

Fidelity Policy renewal: The Board **APPROVED** a motion to renew the fidelity policy with the same company as before.

Investment property list: The Board **APPROVED** a motion to add Matt Cook to the end of the waiting list for investment property.

The Board reviewed a recent request for information on using a home as investment property.

Easement Process - Signs: WCM noted that the new sign is finished and will be installed as soon as the easement process is complete.

NLS Performance: WCM reviewed the performance of NLS during the past month.

Drainage in Park: WCM noted that ED Hughes Excavation has finished the drainage work in Bridle Springs park area.

The Board meeting adjourned at 8:10pm