

Bridle Springs Home Owners Association

Board Meeting 7-10-15

The Board meeting of the Bridle Springs Homeowners Association was called to order by Vice-President Cecilia Mihaylo at 7:18pm at the Breakfast Room in the Phoenix Inn in Albany, Oregon. Board members Kathey Hansen, Caryl Young, Cecilia Mihaylo, Tony Stigen, and Elizabeth Marshall were present. Kurt Powell of Willamette Community Management was also present. 25 owners were also present.

[Following the board meeting, WCM found that Caryl Young was not an Owner of a Lot in Bridle Springs and therefore was not a member of Bridle Springs when the votes were cast for her at the annual meeting. Therefore, Caryl could not be appointed to the Board of Directors.]

Board Appointments: The Board **APPOINTED** Tony Stigen to be President, Elizabeth Marshall as Treasurer, and Caryl Young as Secretary.

Kurt Powell of WCM read the minutes for the Board meeting of 6-4-15. The Board **APPROVED** the minutes as read with a motion made by Tony.

Fence Replacement and Stain: WCM reviewed that the fence board replacements would be happening later this month and the painting of the fence boards is slated to happen in August.

Play Equipment: WCM notified the Board that Ned Stearn's cost to install the play equipment will be \$1200 on top of the cost of the play equipment. WCM will mark the location of the equipment on the park to allow the Board to give input as to where they would like the play equipment to be located.

Sport Court: Those owners present shared the following thoughts with regard to the sport/basketball court idea for the park:

- One owner wanted to know exactly where the sport court would be placed and how far away the sport court would be from the adjacent fences.
- Owner expressed concern about the kids running into the street chasing balls
- Owner expressed that there aren't enough kids in the neighborhood that the court would serve and it might bring other kids into the neighborhood
- Owner noted that it would welcome new people in the neighborhood as the basketball hoop could add value to the neighborhood
- Owner noted that park will cause noise after hours and will attract a new type of clientele
- Owner noted current park doesn't offer recreation for children older than pre-teen
- Owner noted basketball hoop would benefit children growing up in Bridle Springs
- Owner noted that there is another basketball court close to Bridle Springs already in place
- Owner noted a shelter would be a better use of funds

Dry Lawn Enforcement: WCM polled the Board on enforcement of lawns in Bridle Springs and asked them how green the lawns should be for WCM to send out an enforcement letter. The Board noted grass that has the appearance of "green with small patches of brown" is OK at this time due to the high heat.

One owner presented offered suggestions of non-turf landscape for the park strips and for the front lawns.

Renting in Bridle Springs: One owner present asked if WCM learned anything from the lawyer regarding a rental issue in the neighborhood. WCM reported on the conversation with the lawyer on an owner renting out his home in Bridle Springs.

Weed Enforcement: One of the owners in Bridle Springs recently received a letter to spray his weeds. This owner has not had issues in the past with weeds and was embarrassed about getting a weed letter. The Board asked that WCM knock on doors or call owners if they are having an issue with weeds or mowing and have previously not had issues with either one.

Parking: The Board requested that WCM speak to the City of Albany about painting the curbs next to the mailboxes so that owners would not park next to the mailboxes.

Weed Abatement: One person asked if the property owner to the south of Bridle Springs would mow their field to keep the grass down so owners coming out of Bridle Springs could more easily see oncoming traffic. WCM will contact the appropriate entity regarding this issue.

Right of Way: The Board requested WCM speak to the City about who has the right of way on the corners of Goldfish farm rd and Casting, Thoroughbred and Bridle Springs, and Churchill downs and Rosehill.

Website: The Board noted it would be OK to upload draft versions of minutes to the website for Bridle Springs.

LED Light Posts - Park: WCM reported that there is a failure in the LED park pole lights in Bridle Springs. Currently, the lights flicker when they first come on and should not be doing that. The light poles have a warranty. WCM has contacted the installer to come repair the lights and get them functioning correctly again.

The Board meeting adjourned at 8:00pm.