

Bridle Springs Home Owners Association

Board Meeting 8-6-15

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 Kathy Hansen, Cecilia Mihaylo, Eric Aguinaga, and Elizabeth Marshall were present. Kurt Powell of Willamette Community Management was also present. Ellie Bires was also present.

Board Appointments: The Board **APPOINTED** Kathy Hansen as Secretary.

Minutes: The Board **APPROVED** the minutes from 6-4-15 and 6-30-15 with a motion by Eric.

Collection: The Board reviewed collection accounts over 90 days past due and **APPROVED** a motion made by Cecilia to enact the following for three owners:

WCM will send a letter on the Board's behalf noting that owners must pay the principal balance on their accounts within 30 days on each account or the account will be sent automatically to Vial Fotheringham for collection and the full amount will be due.

Enforcement: The Board **APPROVED** a motion to send a two week notice to a known business in Bridle Springs requesting that all business activity cease by the end of the two week period or fining will begin.

The Board reviewed three enforcement issues in Bridle Springs and requested that the contact information for the three residents be sent to Cecilia for her to personally contact the residents regarding the violations.

The Board asked WCM to contact a paint vendor to see if they would be willing to offer discounts to homeowners if the Board was able to get two or more homes to sign up to get painted.

Fence Work Appeal: The Board of Directors reviewed two fence appeals to the Board of Directors. The Board **APPROVED** a motion to have the HOA pay for the fence repair work to Knox Butte Rd but to notify the owners that they must change the grade of the soil next to the fence on Knox Butte so that the premature deterioration of the fence does not happen again and that if no corrective action is taken by the owner, the owner will be responsible if their section of fence is again in need of replacement.

Newsletter: The Board asked WCM to draft and send a newsletter in the next 30 days with the following topics in mind:

- Owner information on fence maintenance following the painting performed by the HOA - inside of fence needs sealing
- Not using the fence as a retaining wall and ARC notification if changes are made
- Uncontrolled Intersections in the community/back to school means more traffic in the morning /traffic safety
- Xmas light contest coming up

WCM Update:

Fence Work: The fence around the community had repairs completed on Aug 4th. Painting prep is scheduled to begin on August 5th with pressure washing. The fence painting will begin August 17th.

Easement: The easement language is complete and will be given to the owners on Casting for their review next week.

Park Drainage: The park drainage is complete. WCM asked the Board to review the drainage performance during the national night out.

LED Park Lights: M&W Electric pulled the 'guts' out of one of the park lights and will be replacing the insides of the lights in the coming weeks. Elizabeth noted that the electrician pulled the guts out of the wrong light fixture. WCM will follow up with the electrician next week.

Sport Court: Mike from the Sport Court of Oregon will be coming to Bridle Springs next week to get necessary information to give a solid bid to begin the work for the half court basketball court.

Play Equipment: The play equipment was ordered a while ago and will be delivered to Ned Stearns for installation in the park at Bridle Springs.

ARC Appeal: WCM has not received any response from the owner regarding the appeal of the placement of the satellite dish on their property.

The Board meeting adjourned at 7:22pm.