

Bridle Springs Home Owners Association

Board Meeting 9-3-15

The Board meeting of the Bridle Springs Homeowners Association was called to order by President Tony Stigen at 6:30pm 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, and Jenn Bryan were present.

Minutes: The Board **APPROVED** the minutes from 8-6-15 with a motion by Eric.

The Board **ACCEPTED** the financial statements for the month of August with a motion by Cecilia.

Collection: The Board requested that WCM contact an owner who paid a small amount on their balance at Bridle Springs prior to sending them to collections.

Neighborhood Watch: The Board requested that WCM get signs made for the neighborhood watch on Sept 10th.

Investment Property: The Board **APPROVED** a motion by Tony to approve two properties to be used as investment property as two owners who were previously approved for use as investment property sold their homes.

Landscape Specifications Review for contract next year: The Board reviewed the landscape contract and requested the contract be sent out to bid to three landscape companies.

Paint Company Quotes for Homes needing paint: The Board **APPROVED** a motion made by Eric to get three quotes for painting a home in Bridle Springs and to paint the back side of one home in Bridle Springs as a final step of the enforcement process at a cost not to exceed \$1500.

Appeal of Fine for Noise: The Board reviewed an appeal from an owner regarding a fine for noise on a property. After reviewing all of the information, the Board **APPROVED** a motion made by Cecilia to keep half of the fines in place at this time.

Liability/Property Insurance Review: The Board received a notice that the cost of insurance was increasing 3.9% over last year and **APPROVED** a motion by Kathy to shop around for additional quotes for the same insurance coverage.

WCM Updates:

Play Equipment Update: Ned Stearns will be installing the play equipment later this month when it arrives.

Sport Court Costs Update: WCM is continuing to work with Mike from the Sport Court of Oregon to get a price for the basketball court in Bridle Springs.

Fence Painting Update: The fence painting should be completed in the next week.

Easement Update: The owners of property on Casting have agreed to sign the easement document. WCM will deliver it to the next Board member after the owners sign and notarize the document.

LED Park Light Update: M&W Electric have ordered new drivers for the lights in Bridle Springs and will install them later this month.

Moving Irrigation: NLS responded to a request by WCM to turn off an irrigation head originating from a common area but presently in the backyard of an owner. NLS ended up not turning off the irrigation head but instead changed a few heads and charged an uncharacteristically high amount. WCM is asking NLS to look into the actual cost of the work.

The Board meeting adjourned at 7:34pm.