

Bridle Springs Home Owners Association

Board Meeting 10-1-15

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. Marilyn and Kenneth Atkinson and Manual Villa Perez were present.

Minutes: The Board **APPROVED** the minutes from 9-3-15 with a motion by Eric.

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

Collection: The Board **APPROVED** a payment plan for one owner who wished to pay \$40 per month. The Board will waive all future late fees and interest and will waive past late fees and interest if the owner stays current on their payment plan. However, the association will send the owner to collection if they default on the payment plan.

The Board reviewed a second request for a payment plan but requested that WCM gather more information from the collection attorney before agreeing to a payoff.

WCM Updates:

LED Park Light Update: M&W Electric has installed the new park lights at Bridle Springs and gave Bridle Springs a bill for the charge. The Board requested information from WCM on the warranty for the lights to see if it included labor costs.

Easement/Sign Installation: Ned Stearns will be installing the sign soon in Bridle Springs. The easement is recorded and finished at this time.

Painting violation home: L&T Painting will be painting a home in Bridle Springs due to the violation.

Fence Repair by Owner: The owner will be repairing the fence at Bridle Springs in the coming weeks. WCM will follow up and repair it if the owner does not and bill the owner for the charge.

Play Equipment Installation: The Board will have the new play equipment installed in Bridle Springs by Ned Stearns.

Old Business:

Quotes for Insurance: The Board reviewed the quotes for insurance at Bridle Springs and requested to go with the cheapest vendor that can give adequate insurance with a \$2500 deductible and \$114,000 property coverage.

Quotes for Half Court Basketball: The Board **APPROVED** a motion not to move forward with the half court basketball court.

Quotes for landscaping at Bridle Springs: The Board **APPROVED** a motion to send a 30 day notice to the current landscaper terminating the services on November 6th 2015. The Board requested that the two companies providing bids would come to the next Board meeting for Bridle Springs.

Tract H Maintenance: The Board **APPROVED** to send a notice to owners on Canterbury that maintenance will happen in Tract H and will contact Santiam Spray Service to have the spraying done.

City Tree Information: The Board requested WCM work with homeowners with trees dead in their parkstrip to let them know that the city will pay for the tree if the homeowner installs the tree.

Investment Property: The Board **APPROVED** a motion to put an owner on the waiting list in Bridle Springs.

Dog Issues: The Board requested that WCM contact an owner whose dog has purportedly approached owners walking by.

Neighborhood Watch Update: The Neighborhood Watch group is not active at this time.

Landscape Invoice: NLS voided an invoice for irrigation adjustment on common areas as they did not perform the scope of work that the invoice said.

Trailers on Property: The Board reviewed the situation of parked trailers on the property in Bridle Springs.

Holiday Postcard: The Board **APPROVED** a motion to have WCM send a holiday postcard reminding owners of the holiday lighting contest.

The Board meeting adjourned at 7:46pm.