

Bridle Springs Home Owners Association Board Meeting 2-4-16

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 Eric Aguinaga, Tony Stigen, and Elizabeth Marshall were present. Kurt Powell of Willamette Community Management was also present. Owners Sarah Steen and Michael Louk were present with their spouses.

Minutes: The Board **APPROVED** the minutes from 1-8-16 with a motion by Eric.

The Board **ACCEPTED** the financial statements for the month of January with a motion by Tony.

Collections: WCM reviewed the collection report for the Board members present.

Update on Playground Equipment: WCM received a quote for the playground equipment installation that was double the previous quote. The Board requested that WCM get additional quotes for the work to present to the Board at the next meeting.

The teeter totter powder coating is complete. The spring washers on the teeter totter are in need of replacement. Eric Aguinaga noted he would likely be able to source the replacement washers at Les Schwab.

Investment Property: The Board reviewed two requests for properties to be used as investment properties. The Board **ACCEPTED** one owner to use his property as investment property and to ask the second owner to attend the next meeting of the Board or to write a letter giving information as to why she should be added to the investment property list.

Covenants Enforcement: The Board discussed notification for owners on minor house repair in Bridle Springs. WCM will draft letters for the Board to review after completing a detailed house inspection for the community this coming April.

The Board **APPROVED** a motion made by Eric to authorize fining for an owner in Bridle Springs if they leave their boat in their garage after February 8th as noted in the letter they received.

The Board will review the list of homes needing maintenance created by Cecilia and the list of homes needing paint by WCM and will discuss action on this topic at the next meeting of the Board.

The Board requested that WCM contact Valley Pressure Washing to wash the mailboxes next to the park area.

The Board meeting adjourned at 7:32pm.