

## **Bridle Springs Home Owners Association Board Meeting 7-7-16**

The meeting of the Board of Directors came to order at 6:30pm at the Phoenix Inn in Albany OR. Owners Ralph and Patty Menweg and Tony and Jessica Chavez were present. Board members Eric Aguinaga, Cecilia Mihaylo, Tony Stigen, and Kathy Hansen were present. Kurt Powell, Willamette Community Management, was also present.

**Minutes:** The Board **ADOPTED** the minutes as written from 6-2-16 with a motion by Eric.

**Financial Statements:** The Board **ACCEPTED** the financial statements with a motion by Cecilia.

### **WCM Report:**

**Paint Enforcement:** WCM reported that they sent out 44 painting notices to owners in the neighborhood. The Board reviewed an appeal from an owner on painting the home. The Board upheld the requirement of the letter and noted that only the upper side of the home is in need of painting at this time. The whole home did not need to be painted.

Cecilia asked if the Board could receive information on better quality paint for owners to use in the future. Eric reported that Jen Bryan of the Architectural Review Committee has researched paint color equivalents for Home Depot from the original Sherwin Williams colors. Cecilia asked to have the home paint colors be sent to the Board.

Owners present asked about the status of their architectural review request. The Board members present **APPROVED** the request to paint the home.

The Board asked WCM to contact owners who received a letter requiring the home to be painted notifying them that if they are touching up the fading paint on the home, then no application is required to be filled out at this time.

**Owner Input:** Owners present asked about the current policies in place for boats and trailers parked on lots or on streets. The Board shared the current governing document provisions. Owners present also noted that kids in the park are breaking branches off of trees and climbing in the trees in the park.

**Collection with CBA:** WCM reported that it has been in contact with CBA and has modified the collection agreement between the Board of Directors and CBA. CBA is currently reviewing the agreement to determine if it will agree to the changes.

WCM reported that the foreclosure process has completed for a home in Bridle Springs. The Board reported that the bank who now owns the property may not rent the property until they come current with the assessments.

**Car Crash Into HOA Fencing/Landscape:** WCM reported that a vehicle recently crashed into the northwest corner of fencing from Goldfish Farm Rd into the backyard of 200 Casting St. WCM has contacted the insurance agent for the driver and for the association to have the items repaired.

**Garage Sale Notice:** WCM has at the Board's request arranged to have an advertisement in the newspaper for the garage sale. The Board requested that an email reminder be sent to owners about the garage sale for the community.

**Best Yard Contest Winners:** WCM announced the winners of the best yard contest in the newsletter for Bridle Springs.

**CD Rates:** The Board **ADOPTED** a motion to have Bridle Springs open certificates of deposit with First Tech Federal Credit Union.

**Landscape Water:** WCM noted that the park's grassy area doesn't seem to be getting adequate water. The Board asked that Maciel Landscape increase the watering time on the park.

**Tree on Casting St:** The Board noted there is a tree on Casting that is need of water. The Board asked that WCM contact the owner of the tree to have the tree receive water. WCM will offer a tree bag to the owner to use to water the tree.

**Fence Boards - Goldfish Farm Rd:** The Board requested that WCM create a new list of fence board that need replaced on Goldfish Farm Rd. WCM will contact Kathy Hansen to have her walk with WCM to determine what boards need replaced.

**National Night Out:** The Board **ADOPTED** a motion by Cecilia to hire a company to provide food for the event. The Board **ADOPTED** a motion to hire the bounce house company and to hire the workers provided by the bounce house company to man the slides. The Board **ADOPTED** a motion to have WCM invite the Albany City Council, the Albany Mayor, and the representative for Albany in the State Senate. WCM will provide flyers for Cecilia to distribute for the event at the park.

The meeting adjourned at 7:37pm.