

Bridle Springs Home Owners Association Board Meeting 9-1-16

The Board meeting of the Bridle Springs Homeowners Association was called to order by President Tony Stigen at 6:30pm at the Breakfast Room of the Pheonix Inn located in Albany OR. Board members present included Ralph Menweg, Tony Stigen, Eric Aguinaga, Kathy Hansen, and Elizabeth Marshall. Owner Cecilia Mihaylo, David Marshall, Melissa Anderson, and James Tibbals were present. Kurt Powell, Willamette Community Management was also present.

Minutes: The Board **ADOPTED** the minutes as written from July 7th 2016 with a motion by Tony.

Financial Statements: The Board **ACCEPTED** the financial statements with a motion by Tony. Two homes will be foreclosed later this month in Bridle Springs.

Owner Input: No owner input at this time.

The Board **ADOPTED** a motion by Eric to invest in three certificates of Deposit through Red Canoe Credit Union - 10k for two years, 20k for 3 years, and 20k for 5 years.

ARC Committee Vacancy: The Board **ADOPTED** a motion by Eric to add Cecilia to the Architectural Review Committee.

Fence Boards: The Board reviewed the bowed fence boards on Goldfish Farm Rd and requested that WCM get wording criteria for the Board to review at the next meeting to determine what measure will be used to find out when a bowed or broken fence board should be replaced.

Gazebos/Sun Shades for Park: The Board reviewed the idea of building gazebos in the park over the picnic benches at Bridle Springs. WCM will send the Board design ideas for the gazebos and have the Board determine what type they would like so that WCM can begin gathering quotes for the gazebos for the spring.

Statements/Newsletter/Flyers: An owner who attended the meeting said she would be doing training for CERT. The Board reviewed it and **ADOPTED** a motion to add the flyer with the next statement. The statements will be sent Sept 15th and will include the flyer and a newsletter.

Investment Property Request: The Board **ADOPTED** a motion to give the owner at OK to allow 389 Casting to get on investment property list again and have 90 days to rent out her home. Board will review new wording on tenancy resolution at next meeting with putting limit on investment property list.

Owner Topics from the Annual Meeting:

Neighborhood watch: The Board **ADOPTED** a motion by Tony to ask WCM to speak with the owner Cecilia Mihaylo to create flyer for December mailing.

Tree Pruning on Homes: The Board **ADOPTED** a motion to have WCM to do a once/year inspection for the committee to look for low hanging branches in front of homes and to communicate to owners that the branches need pruning.

WCM Update:

WCM notified the Board of the status of the insurance claim from Bridle Springs to a City of Albany resident regarding their vehicle which crashed into the northwest corner of the subdivision and through the landscaping on site.

WCM gave a report on homes that have received enforcement letters regarding weeds on their property. The Board **ADOPTED** a motion to authorize WCM to fine those owners who have not weeded their property.

WCM gave a report from the architectural review committee regarding homes that have received approval and made improvements and those homes that have not received approvals but have moved forward with improvements.

The meeting adjourned at 7:49pm.