

Bridle Springs Home Owners Association Board Meeting 10-6-16

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, and Elizabeth Marshall. Owners Cecilia Mihaylo and Jen Bryan were present. Kurt Powell, Willamette Community Management was also present.

Minutes: The Board **ADOPTED** the minutes as written from September 1st 2016 with a motion by Elizabeth.

Financial Statements: The Board **ACCEPTED** the financial statements with a motion by Tony. The Board **ADOPTED** a motion to propose a payment plan for one owner to pay the principal balance between 6 and 12 months and to waive late fees and interest if the owner does not default on the payment arrangement.

Owner Input: No owner input at this time.

Fence Boards: The Board reviewed the bowed fence boards on Goldfish Farm Rd and reviewed wording criteria that determines the measure to be used to find out when a bowed or broken fence board should be replaced. The Board **ADOPTED** a motion by Elizabeth to accept the following wording as the criteria to determine when boards should be replaced and to send it out with the next statement mailing: "How bowed does a fence board have to be to replace it? --If you can fit a pencil through the space between the two boards." WCM will speak with a fence company to determine why fence boards bow and how to eliminate it or mitigate it in the future.

Investment Property Request: The Board **ADOPTED** a motion to give two owners the right to use their property as investment property and have 90 days to rent out their homes according to the resolution.

The Board **ADOPTED** the revised tenancy wording resolution and requested that it be sent out to owners with the next statement mailing in color to show the changed wording.

ARC Report: The ARC members present requested that WCM draft a financial penalties resolution addendum that gives the Board the authority to fine owners \$100 for beginning projects without pre-approval.

Tree Pruning on Homes: The Board **ADOPTED** a motion by Tony to have Maciel Landscaping trim all common area trees at 8ft height above the sidewalk and 12ft above the street and to send the bill to the City of Albany when the work is completed.

Meeting Dates: The Board **ADOPTED** a motion to keep Board meeting dates on the first Thursday of each month at the Phoenix Inn at 6:30pm.

WCM Update:

WCM notified the Board of the status of the insurance claim from Bridle Springs to a City of Albany resident's insurance company regarding their vehicle which crashed into the northwest corner of the subdivision and through the landscaping on site. The Board reviewed quotes for bollard installations on the corner of Knox Butte Rd and Goldfish Farm Rd and requested that WCM gather quotes for boulder installation on that corner as opposed to bollards.

The Board **ADOPTED** a motion by Tony to send owners a postcard notifying them of the offer by Maciel Landscape to trim trees in the front of the homes for \$20 each. Owners will have 2 weeks to sign up with Willamette Community Management. WCM will also confirm meeting dates on this postcard for owners.

The Board **ADOPTED** a motion by to have WCM move forward with a quote to have a bus stop installed on site at Bridle Springs common area on the south side of the park at a cost not to exceed \$5500 total for the project.

The meeting adjourned at 7:49pm.