

Bridle Springs Home Owners Association

Board Meeting 12-1-16

The Board of Directors of the Bridle Springs Homeowners Association met at 6:30pm at the Breakfast Room at the Phoenix Inn on 12-1-16. Board members Elizabeth Marshall, Eric Aguinaga, and Ralph Menweg were present. Jen Bryan, owner and ARC chair, was also present. Kurt Powell of Willamette Community Management was present.

Minutes: The Board **ADOPTED** the minutes as written from November 3rd 2016 with a motion by Eric.

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

Owner Input: Nothing to report.

Bus Shelter Ideas/Updates The Board **ADOPTED** a motion to lease one bus stop from the Tri-Met for 99 years for \$350, have a concrete pad poured underneath the stop, re-powdercoat the bus stop, and replace the glass if necessary on the stop.

ARC Hearings: The ARC determined at the hearing the following for the two situations at their attention:

For the home painted green on Churchill Downs, the owner did not contact the ARC, Board, or WCM with a solution to change the color or request for appeal of the decision of the ARC that the color is not acceptable. The ARC determines that the home must be repainted the original colors or the owner must have a signed contract with a painting vendor to repaint with the original colors 30 days following receipt of a letter from WCM. The Board **ADOPTED** a motion to uphold the ARC decision and to authorize the ARC to spend the necessary funds to paint the home if the owner does not comply with the ARC requirements and to charge the cost of the painting back to the owner.

For the patio cover on Churchill downs that did not get original approval, the ARC determines that the cover must be modified in the following ways: The cover must have gutters installed that match the home, the supporting pillars must be faced with fir or cedar utilizing 1 inch thick material, the roofing material must be removed and asphalt roofing that matches the homes must be installed, and 1 inch thick fascia boards must be added to the perimeter of the top. All of these items must be completed within 60 days of receipt of a letter by WCM. The owner also has the option to remove the cover completely. If the owner does not remove or modify the cover as required by the ARC, the Board **ADOPTED** a motion by Eric to spend the money to have the cover removed and have the cost charged back to the owner. The ARC recommends the cover be installed with a steeper slope but does not require the slope to change.

The ARC responded to a request by Laura Read noting a shed may be as tall as 9 feet. The patio cover request she made must have gutters that match the home. If the pillars are 4x4 or smaller, they must be faced with 1 inch thick material to give the appearance of larger pillars. The owner also has the option to use larger pillars (such as 4x6 or 6x6) to support the structure and they would not require to be faced with any material. The structure must be painted to match the home.

New Business:

Welcome Letter: The Board **ADOPTED** a motion by Eric to accept the Welcome letter as amended.

Financial Penalties Resolution Addendum (ARC Fine): The Board **ADOPTED** a motion by Eric to accept the financial penalties resolution addendum as amended.

The meeting adjourned at 7:30pm.