

Bridle Springs Home Owners Association

Board Meeting 1-5-17

The Board of Directors of the Bridle Springs Homeowners Association met at 6:30pm at the Breakfast Room at the Phoenix Inn on 1-5-17. Board members Elizabeth Marshall, Eric Aguinaga, Tony Stigen, Kathy Hansen, and Ralph Menweg were present. Cecilia Mihaylo and one other owner were also present. Kurt Powell of Willamette Community Management was present.

Minutes: The Board **ADOPTED** the minutes as written from December 1st 2016.

Financial Statements: The Board **ACCEPTED** the financial statements for December.

Owner Input: Nothing to report.

Investment property update: WCM reported there are currently 42 of 52 homes used as rental properties in Bridle Springs.

Bus Shelter Ideas/Updates WCM reported that all vendors are lined up for installation of the bus stop. WCM will follow up with the school district notifying them of the stop and will firm up the powder coating price as well for the bus stop. The Board finalized the placement of the shelter to be on the corner of the pathway and the sidewalk on Rosehill across from Bridle Springs St. The ARC members requested the powdercoating of the shelter to be a green that matches the playground equipment.

ARC Hearings: Neither owner who was notified regarding their installed-but-not-approved patio cover or house color contacted the Board. WCM will give the Board quotes for painting on the home at the next meeting.

Fitzpatrick contacted the association requesting to work with the association on painting multiple homes at once in the neighborhood. The Board **ADOPTED** a motion to have Fitzpatrick come up with a deal for owners should they sign up for painting.

The Board requested to review the house paint needs in Bridle Springs at the next meeting of the Board of Directors.

New Business:

Nutria Trapping in Tract H: The Board reviewed a request by an owner to have the association perform trapping for nutria in the common area. Eric Aguinaga offered to donate his live trap for an interested owner to perform trapping in the common area.

Insurance Response: The Board **ADOPTED** a motion to accept the insurance settlement waiver from Wawanesa insurance in order to get the check to have the corner trees replanted at Knox Butte Rd and Goldfish Farm Rd.

Xmas Lights Results: 1st - 4203 Winners Circle, 2nd - 4219 Winners Circle, 3rd - 254 Churchill Downs

The meeting adjourned at 6:48pm.