

Bridle Springs Home Owners Association Board Meeting 9-7-17

The Board of Directors of the Bridle Springs Homeowners Association met at the Breakfast Room in the Phoenix Inn in Albany OR at 6:30pm. Board members Elizabeth Marshall, Eric Aguinaga, Ralph Menweg, Cecilia Mihaylo, and Kathy Hansen were present. Kurt Powell of Willamette Community Management was present. Dane and Alexi Campbell, Mike and Alma Louk were present.

Minutes: The Board **ADPOTED** a motion to approve the minutes for August 1st 2017.

Delinquent Assessments: The Board **ADOPTED** a motion to send lien notifications to two owners and file liens if the accounts are not paid within the time frame noted in the letter.

The Board **ADOPTED** a motion to approve freezing the late fees and interest for an account for 90 days if the owner pays in full, and if the owner doesn't pay in full, the late fees and interest will be added back to the account. Elizabeth, Kathy, Ralph, and Cecilia voted for the motion. Eric voted against the motion.

Painting Appeal: The Board **ADOPTED** a motion to request that an owner sign a painting contract for painting their house by May 1st 2018 following architectural review committee approval.

The Board **ADOPTED** a motion to have WCM gather quotes from Fitzpatrick Painting on the remaining homes in the neighborhood needing painting.

Architectural Review: The Board **ADOPTED** a motion to print and distribute postcards for owners notifying them of the ARC requirements.

The Board **ADOPTED** a motion to draft a document clarifying expectations regarding a window sign that would be posted by owners during their project who have had architectural review committee approval for their request.

Dane Campbell appealed the previous decision of the Board to uphold the architectural review committee's decision. The Board **ADOPTED** a motion to uphold the decision of the ARC again and to require that the metal roof be removed. The owner will submit a new architectural review request.

Cecilia decided of her own will to step back from the ARC allowing new members to step in. The Board **ADOPTED** a motion to accept the resignation from Cecilia Mihaylo from the ARC and add Mike and Elma Louk to the ARC.

The Board **ADOPTED** a motion to accept the Parking resolution as drafted and to send it to owners as soon as possible with a start date of October 1st.

The Board meeting adjourned at 8:16pm.