

Bridle Springs Home Owners Association Board Meeting 10-5-17

The Board of Directors meeting of Bridle springs Homeowners Association came to order at 6:30pm in the Breakfast Room at the Phoenix Inn in Albany OR. Board members Cecilia Mihaylo, Eric Aguinaga, Elizabeth Marshall, and Ralph Menweg were present. Jen Bryan, owner and Architectural Review Committee Chair was also present. Kurt Powell of Willamette Community Management was present.

The Board **ADOPTED** a motion by Eric to adopt the minutes from September 7th 2017.

The Board reviewed and **ACCEPTED** the financial report for September.

The Board reviewed the topics of shade and a basketball court in the park at Bridle Springs Homeowners association but made no decision regarding the upgrades.

The Board asked for additional information from Maciel Landscape on drainage in the park. The Board adopted a motion to get an estimate for sand for the park area from .

The Board **ADOPTED** a motion by Eric to uphold the covenants and uphold the \$250 fine for an owner in Bridle Springs with a new white home. Eric, Elizabeth and Ralph approved the motion. Cecilia abstained from the motion.

The Board reviewed the appeal for a walkway constructed without prior approval from the Architectural review committee and **ADOPTED** a motion by Eric to uphold the decision of the ARC and to waive the fine if the walkway is removed within thirty days.

The Board reviewed updates on four additional homes that need painting in the community that have not contacted the association. The Board will have WCM follow the covenants on enforcement on these homes.

The Board reviewed three additional homes that were in need of painting in the community. The Board **ADOPTED** a motion to follow the architectural review committee enforcement procedures on the homes. One of these homes will have a shorter timeline than others.

The Board reviewed a quote from Platinum Exteriors on the fence board middle support horizontal addition to the fence on Knox Butte Rd and Goldfish Farm Rd. The Board **ADOPTED** a motion to have this work completed and to have the top caps also replaced if within a cost of \$3000 and to use screws instead of nails.

The Board **ADOPTED** a motion to authorize WCM to follow the adopted financial penalties resolution and fine an owner for having a kayak and trash cans stored in public view.

The Board reviewed the parking resolution response from Vial Fotheringham LLP.

The Board **ADOPTED** the ARC placard resolution changes to the ARC resolution with a January 1st start date.

The meeting adjourned at 8:30pm.