

Bridle Springs Home Owners Association Board Meeting 2-1-18

The Board of the Bridle Springs Homeowners Association met at 6:30pm at the Breakfast Room at the Phoenix Inn. Board members Elizabeth Marshall, Eric Aguinaga, Ralph Menweg, and Kathy Hansen were present. Kurt Powell of Willamette Community Management was present. Mike Louk, owner and ARC member was present.

The Board **ADOPTED** a motion to accept the minutes from January 4th 2018.

The Board **ADOPTED** a motion to hire a lawyer to review the pre-application for the Brandis Subdivision, give input on how to stay in the loop for contact, and to give input on how to move forward with the plan to endure the developer builds a park in the neighborhood.

The Board **ADOPTED** a motion to allow one owner on the investment property list if they have their account current with the association and do not have any delinquencies.

The Board **ADOPTED** a motion to put liens on two properties who are behind in their assessments.

The Board reviewed three quotes for adding a horizontal brace for the fence along Goldfish Farm Rd and Knox Butte Rd. Eric will get an additional fence quote for the lateral brace from another vendor and get a quote to add a cedar fence/gate to the end of Canterbury and the pipeline for review at a following meeting.

WCM gave a report on the latest activities from the Architectural Review Committee.

The Board **ADOPTED** a motion to create a newsletter for owners only to inform and gather input and comment on the following topics:

- *Do owners wish for the association to spend money to add a lateral fence brace to the fence on goldfish farm and Knox butt rd for the purpose of making the cedar fence be more straight and look good.

- * The Board **ADOPTED** a motion to add to the newsletter to see if owners are interested in lowering the investment property cap or leave it the same and require the owner to live in the home for one year before having the ability to rent out the property.

- *The Board **ADOPTED** a motion to change the meeting dates to be the 2nd Thursday of the month beginning in March.

- *A new subdivision is being planned for the property to the south of Bridle Springs Street (currently known as the "Brandis Subdivision.")

The Board **ADOPTED** a motion to have WCM review homes in Bridle Springs in need of painting and send notification letters to owners regarding the paint. The Architectural Review Committee will begin enforcement of these homes.

The Board **ADOPTED** a motion to get the reserve study updated per the new Oregon requirements effective January 1st 2018.

The Board **ADOPTED** a motion to allow two properties to be on the investment property list.

The Board **ADOPTED** a motion to request that the box mail receptacles be rekeyed.

The Board meeting adjourned at 7:30pm.