

Bridle Springs Home Owners Association Board Meeting 3-8-18

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

The Board **ADOPTED** a motion to accept the minutes from February 1st 2018.

The Board **ADOPTED** a motion to approve a home for investment property.

WCM reported that it provided the ARC a list of potential homes that are in need of painting.

The Board **ADOPTED** a motion to hire Exact Home Properties to add the lateral fence board support with screws to the fences along Goldfish Farm Rd and Knox Butte Rd at a cost of \$11,500.

The Board **ADOPTED** a motion to have WCM complete a reserve study update.

The Board reviewed landscape enforcement in the community and **ADOPTED** a motion to have WCM send a postcard out to all owners notifying them that WCM will do a more detailed inspection of homes for landscaping in the coming weeks.

The Board **ADOPTED** a motion to have WCM send out a ballot to all owners and change the first amendment from 25% to 20%. The Board will review the ballot in final form at the next meeting.

The Board **ADOPTED** a motion to have WCM contact Vial Fotheringham LLP to review the idea of revising the investment property covenants and not to exceed \$1000 for the initial review. The association is interested in revising the covenants to require an owner to live in the property at least one year prior to renting out the property.

The Board **ADOPTED** a motion to add the idea of a nomination committee for the annual meeting to the next agenda.

The meeting adjourned at 7:24pm.