

# Bridle Springs Home Owners Association

## Board Meeting 5-10-18

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, Elizabeth Marshall, and Cecilia Mihaylo were present. Kurt Powell of Willamette Community Management was present. Mike and Elma Louk, owners and ARC members were present. Owners David Villiani and Greg Pierce were present.

**Minutes:** The Board **ADOPTED** a motion to accept the minutes from April 12th 2018.

**Sidewalk Maintenance:** The Board **ADOPTED** a motion to send the City of Albany a note to repair the raised concrete panels. The note will say that if the association doesn't hear a definitive answer within the 7 days, the association will pay to have the sidewalks ground and charge the city of Albany for the work.

### **Old Business:**

**Rental Restriction:** The Board discussed a rental restriction amendment to the covenants but made no decision on the topic. Rather - they **ADOPTED** a motion to re-visit the topic in 6 months after more stringent landscape enforcement in the community is followed.

**Annual Meeting Nomination Form:** The Board **ADOPTED** a motion to send out the nomination form as amended.

**Fence Work:** The Board reviewed the fence along Goldfish Farm Rd and Knox Butte Rd. The Board **ADOPTED** a motion to have a contractor add a center fence board to one of the fence panels in the association as a test and evaluate the other homes for dirt along the fence potentially causing damage.

**Landscape Enforcement:** The Board reviewed the financial penalties resolution and the 2nd letter for the association and directed WCM to have a two week deadline for the second letter, allow up to 7 days of fines, and correct the violation with a landscaper if the owner as not corrected it by 7 days following the deadline in the second letter.

**Reserve Study:** The Board reviewed the reserve study and requested that the bus stop be added to the study.

**ARC report:** The ARC gave a report on the various homes they're pursuing enforcement against.

**Playground Bid for Repair:** The Board **ADOPTED** a motion to accept the bid for the playground parts replacement as suggested by Columbia Cascade Company.

### **New Business:**

**Yard of the Month Contest:** The Board **ADOPTED** a motion to do away with the yard of the month contest and begin a best decorated Halloween yard contest.

**Barkdust:** The Board **ADOPTED** a motion to allow the barkdust to be put down again in the community this year. Eric Aguinaga will organize a local school group doing a fundraiser to have the bark put down at a donation of \$900. Maciel Landscape will have the barkdust delivered for the project.

**Collection:** The Board **ADOPTED** a motion to send an owner to vial fotheringham LLP for collection.

The meeting adjourned at 7:24pm.