

Bridle Springs Home Owners Association

Board Meeting 7-12-18

The meeting of the Board of Directors came to order at 6:30pm by Kurt Powell of Willamette Community Management. Board members Ralph Menweg, Kathy Hansen, and Elizabeth Marshall were present. Owner Sarah Steen, Christy Shinn, Hubbard (renters), Ellie Biers, Mike and Elma Louk were present.

The Board reviewed and **ADOPTED** the minutes as amended from June 14th 2018.

Owner Input: Owners present had questions about landscape and paint enforcement for homes in Bridle Springs.

An owner noted that Bridle Springs lost power this past month causing irrigation to be active at the wrong time during the day. WCM has been in touch with the landscaper to correct the irrigation times in the community. Maciel Landscape will be reviewing all sprinkler heads in the common areas as many of the heads are pointed the wrong way.

Collection: The Board reviewed a collection account and **ADOPTED** a motion to accept a payoff for the woman on the account.

Landscape Enforcement/ARC Activity: WCM shared with owners the landscape enforcement happening in the community at the direction of the Board. WCM summarized the architectural review activity during the month.

Fence on Knox Butte Rd: The Board reviewed the fence quotes and **ADOPTED** a motion to confirm the specifications for bidding for replacing the fence boards on Knox Butte Rd with cedar top rail, cedar rails, and 3/4 inch boards.

US Postal Delivery Issues: The Board discussed US Mail delivery issues. The Board encouraged owners to call the US Post Office when issues are present.

Pressure Washing: The Board **ADOPTED** a motion to ask the pressure washing company to come back and clean up under the mailbox.

Owner Sign Requests: Sara Steen asked if there could be a no soliciting sign on the Bridle Springs sign and asked for the association to pay for signs that say slow – children at play. The Board took no action on this topic.

The Board **ADOPTED** a motion to have WCM ask the City of Albany to get replacement signs for neighborhood watch.

The Board briefly discussed the history on what it takes to get speed bumps or stop signs in the neighborhood. WCM will forward the information to the Board and to some interested owners.

The Board reviewed an AC appeal and **ADOPTED** a motion to require the unit be removed within 5 days.

The ARC is reviewing the history on a property on Churchill Downs as to whether the lattice has been up longer than a few years.

The meeting adjourned at 7:46pm.