

Bridle Springs Home Owners Association

Board Meeting 10-18-18

The meeting of the Board of Directors came to order at 6:30pm by Cecilia Mihaylo. Board members Cecilia Mihaylo, Ralph Menweg, Dave Villiani, and Elizabeth Marshall were present. There were 12 owners present.

Vacant Board Position: The Board **ADOPTED** a motion to appoint Laura Read to the Board of Directors.

Christmas Lights: The Board **ADOPTED** a motion to add Christmas lights to the park at a cost not to exceed \$500. Owners present indicated they may be willing to help with the installation of the lights.

ARC Position: The Board **ADOPTED** a motion to appoint Ben Johnston to the ARC.

Board Officers: The Board **ADOPTED** a motion to appoint Ralph Menweg as President, Laura Read as Treasurer, Cecilia Mihaylo as Vice-President, and David Villiani as Secretary.

Financial Statements/Collections: The Board **ACCEPTED** the financials for September 2018. The Board **ADOPTED** a motion to counter an offer to settle past debt at \$6,000 as recommended by the collection attorney. The Board **ADOPTED** a motion to send an account to Vial Fotheringham whose balance is over \$700 at this time.

Banking Signatures: The Board **ADOPTED** a motion to have second signatures on all checks written to vendors.

Owner Forum: Eric noted that there was a vehicle in the association left from a hit and run.

The dog station posts are breaking down. They need to be replaced. The Board **ADOPTED** a motion to have the posts replaced.

One owner is concerned about the traffic in the association. The Board discussed the new development to the south, and the effect of traffic in the neighborhood.

An owner asked if the curbs could be painted in front of the mailboxes. The Board **ADOPTED** a motion to have the curbs painted in front of the mailboxes.

Minutes: The Board reviewed and **ADOPTED** the minutes as amended from July 12th 2018.

The Board discussed the pressure washing of the mailboxes and requested a quote to add hose bibs to the irrigation system in the park for the purpose of pressure washing the mailboxes in the future.

An owner present said that the electrical circuits aren't working in the park. WCM will inspect these to find out if an electrician is needed to review the issue.

Fence: The Board **ADOPTED** a motion not to pursue an amendment to the covenant to include Goldfish Farm Rd in the maintenance of Bridle Springs.

The Board **ADOPTED** a motion to have WCM walk with Ralph and Mike to review the fence on Knox Butte Rd and to repair the fence areas that need to be replaced.

Certificate of Deposit Investment Choices: The Board **ADOPTED** a motion to open up a certificate at CWCCU in the amount of the certificate that just matured.

Trash Can Enforcement: The Board reviewed WCM's current practice of what owners to notify regarding trash cans in view of the street and neighboring properties. The Board **ADOPTED** a motion to have WCM notify all owners with trash cans visible from the street to have the cans moved to an ARC approved screened area, behind the fence, or in the garage.

Permanent Place for Meetings: The Board **ADOPTED** a motion to have WCM contact the Holiday Inn Suites, Cascade Grill, and the Comfort Inn to find a free location for meetings.

The Board **ADOPTED** a motion to move future Board meetings to the first Thursday of each month.

Halloween Contest: The Board **APPOINTED** the following owners to vote for the best Halloween decorated home: Ben and Kim Johnston, Kevin and Amy Fandrem, Eric Aguinaga, and Linda and Gary. The Board **ADOPTED** a motion to have first prize be \$100, second be \$75, and third place be \$50.

Tract H Spraying: The Board **ADOPTED** a motion to authorize Santiam Spray Service to perform the yearly scheduled invasive species spraying to the common area Tract H on the east side of Bridle Springs.

Investment Property Request: The Board reviewed an investment property request and asked WCM questions about the tenancy resolution and previous meeting decisions regarding the resolution. The Board will review this request again in November following research performed by WCM.

The Board meeting adjourned at 8:08pm.