

Bridle Springs Home Owners Association

Board Meeting 11-1-18

The November Board of Directors meeting was called to order at 6:34pm by President Ralph Menweg. Board members Dave Villiani, Cecilia Mihaylo, Ralph Menweg, and Laura Read were present. Kurt Powell of Willamette Community Management was present. 6 owners were present.

Robert's Rules: Ralph Menweg briefly discussed Roberts Rules and shared the desire of the Board to follow the rules more closely during meetings.

Homeowner Input: No owner input at this time.

Minutes: The Board **ADOPTED** a motion by Dave to accept the minutes by October 18th 2018 as drafted.

Meeting Locations:

Second Signatures: The Board **ADOPTED** a motion by Laura to have all bank accounts accessible online by every member of the Board of Directors.

Certificate of Deposit: The Board **ADOPTED** a motion by Dave to authorize the Treasurer to purchase a CD in the amount of \$20,000 with an Edward Jones broker for no more than 2 years. The Board **ADOPTED** a motion by Laura to get a draft investment policy from the broker.

Investment Property Request: The Board **ADOPTED** a motion by Ralph to accept a person into the investment property list.

Christmas Lights: Cecilia has purchased christmas lights for the association. M&W Electric has been called out to repair the receptacles attached to the light poles.

Dog Station Fixed: Maciel has repaired the dog station poles.

Mailbox Curb Painting: Ron Irish from the City of Albany has marked the curbs in front of the mailboxes for painting.

Pressure Washing: A volunteer is going to pressure wash the area underneath the mailboxes with newly installed garden hose spigots.

Knox Butte Fence: The Board **ADOPTED** a motion by Ralph to purchase paint for owners to borrow for touchup for the outside of Goldfish Farm Rd, Knox Butte Rd, the park, and the Canterbury St fence. The Board **ADOPTED** a motion by Ralph to send out letters to owners on Knox Butte giving information on the requirements for the fence repair and giving information on volunteers that could be willing to help in cases of hardship and to hire a handiman to fix the Knox Butte Rd fences not caused by owner negligence.

Halloween Winners: The Board will communciate the winners to WCM so that it can distribute the gift certificates.

Tract H Spraying: The spraying is complete on tract H by Santiam Spray Service.

Meeting Locations: The Board **ADOPTED** a motion by Ralph to meet on the first Thursday of each month starting December 6th 2018 at the Best Western and to authorize the funds to meet in that location.

New Business:

Email Business: The Board discussed a weekly email summary from WCM but made no decision on it.

Park Activity: There is a lot of activity at night in the park. The Board encouraged owners to keep an eye out for illegal activity in the park.

Newsletter to Homeowners: Ralph encouraged owners to keep porch lights on at night time.

ARC Proposal: Ralph presented a proposal for painting guidelines for the ARC to use. The Board will review this topic in further detail at the following meeting.

The next leaf pickup schedule is as follows: November 5-16, 19-30, and December 10-21. The Board discussed putting up signs for owners on this topic but made no decision on this topic.

One owner presented a proposal to the Board to paint curbs in the community to create no parking signs.

The Board meeting adjourned at 8:21pm.