

Bridle Springs Home Owners Association Board Meeting 12-6-18

The Board meeting of the Bridle Springs Homeowners Association came to order at 6:32pm in the Best Western Inn meeting room. Board members present included Ralph Menweg, Cecilia Mihaylo, Laura Read, and Dave Villani. Kurt Powell of Willamette Community Management was present. There were 10 owners present.

Minutes: The Board **ADOPTED** a motion to approve the minutes from 11-1-18.

Owner Input: The dog station post has been repaired in the park area.

Christmas Lights: Around half of the common area park lights are up. The remaining lights will be put up in the following few weeks.

Halloween Votes: The Board **ADOPTED** a motion to award the Halloween gifts from the votes WCM received from Laura and Ralph by email. WCM will send out the gifts.

Treasurer's Report: The Board **ADOPTED** a motion to approve the treasurer's report for the month of November.

Old Business:

Reminders on the park: Ralph wished to remind the owners that the park is closed after dark and to remind owners to leave porch lights on at night time. He also wished to remind owners that all work on the exterior of the home required prior written ARC approval.

Mailbox Cover: Ralph is interested in putting a cover on the mailboxes. The association previously looked into this 5 years ago, and the City of Albany said no to the project. He will continue to look into the possibility on the topic.

Christmas Voting: The Board **ADOPTED** a motion to have all owners vote on the best Holiday Lighting Contest by December 17th 2018 at 5pm electronically by sending emails to wcm@willamettecm.com.

Investment Policy: The Board reviewed an investment policy resolution for certificates of deposits but made no decisions on the topic.

ARC Painting Guidelines: The Board reviewed proposed draft ARC guidelines for painting.

ARC Enforcement Situation: The Board **ADOPTED** a motion to fine an owner for not having painted the home in the timeline dictated by the ARC until the owner signs a contract to paint their home in the spring 2019.

Fence Repair: The Fence letters have been sent for those homes having fences needing repair on Knox Butte Rd. Goldfish Farm Rd will be reviewed in the spring for repairs.

Parking Proposal: The Board discussed parking within the community but made no decisions.

Gating Bridle Springs: The Board reviewed the idea of gating the community of Bridle Springs but made no decisions.

Owner Painting Appeal: The Board **ADOPTED** a motion to uphold the appeal of an owner who submitted an ARC request for solar panels after they were already installed and waive the \$250 fine and to create a guideline regarding solar panels.

House painting appeal: Owners appealed to the Board and asked to extend the painting of the home to summer of 2020 vs 2019. The Board will review the home in person and revisit the topic in January 2019.

Playground Chips: The Board **ADOPTED** to get a quote to put down more rubber chips in the play area with 3 inches deep.

Neighborhood Watch: The Board **ADOPTED** a motion to have Cecilia organize a neighborhood watch committee and to have the City of Albany put up new neighborhood watch signs.

The Board meeting adjourned at 7:50pm.