

## **Bridle Springs Home Owners Association Board Meeting 4-4-19**

The Board of Directors meeting was called to order at 6:30pm by Ralph Menweg. Board members Cecilia Mihaylo, Ralph Menweg, Laura Read, Dave Villani, and Elizabeth Marshall were present. Kurt Powell of Willamette Community Management was present. 29 owners were present.

Ralph requested the following addition for the March minutes: Wording that suggested that if the Board could not keep the order, it would be appropriate for Elizabeth and Cecilia to leave.

Dave also noted that on the minutes section regarding the mailboxes, the motion was to come up with questions for the questionnaire but didn't approve sending out the questionnaire.

Ralph also noted on the considering the vehicle in the extreme state of disrepair was also due to the nuisance as well as the missing bumper, flat tire, etc.

The Board **ADOPTED** a motion to postpone the adoption of the minutes till May following WCM revising the minutes and including the discussion.

**Minutes:** Elizabeth asked that future minutes include summaries of the discussion as well.

**Financial Report:** Laura gave a summary report for the association finances and reported the following: The Board has a responsibility to the community. She also reported the state of the association and the balance of the reserves.

Owner Ellie Bires asked that the association not spend the money in the reserves or retained earnings as she thinks we're going into a recession.

The Board **ADOPTED** the treasurer's report.

**Robert's Rules:** Ralph reported that the association runs by Roberts Rules and the Board will do its best to run the meeting by those rules. Ralph summarized the purpose and reviewed the process of Robert's Rules. Ralph noted that the Board has a responsibility to represent the community as a whole.

**National Night Out:** The National Night Out was on August 6th. The vendor said she would charge \$8.50/person for the taco annual meeting food. The Board **ADOPTED** a motion to have the taco work at the annual meeting for 8.50 per person. The Board **ADOPTED** a motion to have the bounce houses at \$450 and have the shaved ice as well for the annual meeting.

**Neighborhood Watch Signs:** The Board **DENIED** a motion to have the neighborhood watch signs installed at \$50 each and installed plus shipping costs.

One owner in the audience noted that the neighborhood watch signs don't deter crime.

Cecilia noted that if owners were interested in starting a neighborhood watch group, they were free to do so.

One owner asked if they could incorporate ring doorbells into neighborhood watch. One owner noted that the police department can register their ring camera for the police department. The program is called SCRAM. One owner suggested that they get signs that owners are registering their cameras with the police department. The police department could give the association logos or information.

An owner noted that the neighborhood watch organization isn't any good and doesn't do any good.

The Board asked WCM to look into the costs to install ring cameras.

The Board **ADOPTED** a motion by Dave to pursue surveillance signs incorporated with the police department program.

The Board **ADOPTED** a motion to find out the cost to install the ring cameras and see about the cost to the HOA to buy in bulk and have the Board consider offering reimbursement to owners to be an offset against the association assessments.

**Mailbox Project:** The Board **DENIED** a motion to install mailbox covers at the park for an estimated cost of \$25,000. Ralph shared the design and information on the survey completed by Mike Louk.

An owner noted that the owners don't have the right to vote on motions and the Board has the responsibility to decide the rules.

An owner noted that she worked for the post offices and suggested that the moving of the mailboxes would not help getting wet mail or getting wrong mail.

An owner asked about the purpose of the mailbox revision. Mike Louk noted that there were complaints in the past regarding getting wet mail or other people's mail.

Mike reported that he had 100 signatures with 94 yes's and 6 no's. One owner asked how many people asked how much the project cost.

Elizabeth asked a few questions: The dimensions of the buildings haven't been discussed. She asked how much space the buildings would be. 12ft x 14ft. Mike noted that the layout of the mailboxes would change.

One owner asked about adding light to the area rather than adding a shelter.

Ellie Bires noted she was involved for a long time processing mail and suggested putting wrong mail in the outgoing slot as a method to correct getting someone else's mail.

Jen asked for Mike to read what he said to owners. Mike read his survey wording.

Dave Villani feels the reimbursement for the \$30 permit shouldn't have been reimbursed. He notes all people didn't get pricing, and that Mike or himself should not be the ones getting the surveys.

Cecilia noted that one homeowner asked to draw up a survey and was asked to come to the meeting.

At the last meeting, one owner noted that WCM was supposed to receive questions for the mailboxes from the Board. WCM never received any questions.

Drew noted that he prefers not to have the inner park area be impeded by rooftops and covers over the picnic tables rather than covers for the mailboxes.

One owner noted that he works for a department head and noted that kids would be climbing on the roofs of a cover for the mailboxes.

Paul Bondi noted that covering mail sounds like a good idea, but the cost may not be effective. He suggested that a survey be a good idea but didn't want to limit owners coming to the door.

Amber Aguinaga noted she has no opinion on the mailboxes but would rather have a neighbor be knocking on doors than paying for the management. She suggested a process be put in place for how capital improvement money be spent.

Shinn noted that she feels that capital improvements and reserve study information be given to owners to know how much money could be spent.

Kevin liked the idea that the process be put in place for the survey.

Ellie Bires asked about future spending and thought her pet project could be a covered area in the park.

Amber Aguinaga thanked Mike and Ralph for the leg work into the project.

Campbell asked what the disruption to the park would be for the park and the mailboxes. She thought it seemed like an expensive fix for the problem.

Owner asked if the project would go out to bid if it was approved.

One owner noted that the board shouldn't invest in technology in US mail when things are going away from US Mail.

Dave noted there would be minor disruption for the park as electricity is run for the light poles and asked to add that getting wet mail or bad mail is bad and felt that it isn't the HOA's opinion to help the mail carrier to get their mail right.

Felhauffer liked the idea of the mailboxes and asked how much extra lights would be added to the mailboxes and asked they couldn't add lattice to the park.

One owner noted the Board had decided to send a survey and couldn't send wording and suggested using Facebook pages. Kim McAloney

Casey Carney noted that the survey shouldn't be binding. He asked if there is yearly budgeting. He noted that budgeting should be a time to consider these things.

Laura Read noted that there are a lot of people not on Facebook. An owner suggested that the Board use survey monkey to get input from the owners.

Sarah Steen hasn't heard from anyone on the Board on the survey questions.

One owner asked questions about lattice behind a fence on Thoroughbred as a means to shield the backyard from passing owners.

Jason asked that the Board should survey the room regarding the mailbox covers.

Mike felt the room was full of people that are against the project and that the survey of the room wouldn't be representative of the community.

One owner suggested sending out a survey for all owners in the community for mailboxes, basketball hoops, or a cover for the mailboxes.

Cecilia noted that previous efforts to survey the neighborhood have been unsuccessful.

One owner is confused about the Board's feeling and how she should share the perspective of the people.

Dave noted that he would like to know what owners feel as a whole.

Jason noted that he would be willing to bet that the size of the survey response would be the size of the room.

Cecilia noted that she is thankful for the owners that have come and does want to hear from the owners.

Casey asked how the Board feels the best way to get owner involvement.

Laura asked to motion to have WCM send out a survey for owners by mail.

The Board **DENIED** a motion to move forward on the mailboxes. Ralph voted in favor of the motion. Dave, Elizabeth, Cecilia, and Laura voted against the motion.

Dave asked to poll the room. There were 8 in favor for the mailbox covers, and 20 against the mailbox covers.

The Board **ADOPTED** a motion to survey the owners for projects in the community.

Ellie asked on the survey if the Board could put in on future spending.

Kim noted that if the owners send out the survey and suggested that WCM be the one noting who's responding.

One owner asked if the mockup should be in the survey.

The Board **DENIED** a motion to have three owners to help develop a proper survey. Dave, Laura, and Ralph voted against the motion. Cecilia and Elizabeth voted in favor of the motion.

Maria offered to send WCM a survey monkey.

Amber Aguinaga asked if each agenda could have a time limit. She suggested that the Board be quicker in making decisions during Board meetings.

The Board **DENIED** a motion to submit a list of questions for a survey to each other and to get the list to WCM to send out the survey to owners for details of the mailbox covers **ONLY** before the next meeting.

Casey Carney thanked the Board for the deliberation tonight.

Elizabeth suggested sending out the survey right now with the drawing, the cost, and a yes or no and to not worry about adding other wording for other community projects.

Dave noted there's a potential problem with that – that owners may not be aware of other options available for the association.

The Board **ADOPTED** a motion to send out a survey to owners giving options for community with the following general wording:

The association has this amount of money....here are some thoughts that owners have brought up, mailboxes, basketball hoop, picnic table covers, and reimbursement for ring cameras. We're looking to spend monies and here are some options. Please give your top three.

Mike noted that Churchill Downs, Canterbury, and a few other places have a nutria problem. They're leaving their calling cards on the common areas. He asked if the association could have the City of Albany pay for removal.

Kevin has been trapping the nutria. The Board **ADOPTED** a motion to ask WCM to look into commercial cost of trapping the nutria.

The Board **ADOPTED** a motion by Dave to go into executive session to discuss waiving late fees for an owner.

The Board came out of executive session.

The Board **ADOPTED** a motion to keep late fees and interest on an account with an owner.

The Board meeting adjourned at 8:25pm.