

## **Bridle Springs Home Owners Association Board Meeting 5-2-19**

The Board of Directors meeting was called to order at 6:33pm by Ralph Menweg. Board members Cecilia Mihaylo, Ralph Menweg, Laura Read, and Dave Villani were present. Kurt Powell of Willamette Community Management was present. 13 owners were present.

**Minutes:** The Board **ADOPTED** a motion to accept the minutes from 4-4-19.

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

**Nutria Trapping:** The Board reviewed nutria trapping for the common area next to common area H. Katch-em Wildlife gave an initial setup cost of \$225 and a cost of \$75/head but a lower cost if the nutria were trapped in larger quantities. Brandon Alexander offered to contact the person the Salem school district uses for trapping. Ellie Bires said she was able to limit the amount of nutria in her property by improving her backyard fence.

Ralph Menweg noted that the City of Albany posted a notice stating that developments near new construction tend to have lots of nutria.

An owner gave his suggestions of how to take care of nutria on their property.

Ralph suggested that owners notify Willamette Community Management of the amount of nutria on the properties.

One owner asked about the laws for trapping beavers. A Board member suggested that owners call fish and game wildlife for recommendations on how to take care of them.

Mike Louk asked the association take get rid of the nutria in the common area.

### **New Business:**

**Board Elections:** Nomination forms will be mailed to all owners by May 15th 2019. Nominees will be presented at the June Board meeting. The Board **ADOPTED** a motion to send out the form by May 15th.

Elma Louk thinks that a Board member should not continue serving as they unfairly influenced the community survey results due to a blind carbon copy email to board members and owners.

One of the owners thinks that an owner doing their own survey door to door causes owners to say yes.

One owner asked why didn't the survey include financial numbers for each project and would like more information.

Cecilia suggested that the survey was sent because she felt the majority of the Board did not support the mailbox covers.

Ken asked about the purpose of the survey - which he thought that it was to give guidance to the Board on what homeowners preferred.

Ralph suggested that interested owners get bids for the other projects.

An owner asked about the ring cameras and what options were available on that topic.

Ellie Bires suggested getting ongoing maintenance costs for the various options.

Brandon gave input for his maintenance costs for the basketball hoop, and covers per his experience working in the Salem school district.

Ralph moved to get two estimates for a sport court half court and get an estimate for covers for picnic tables. The Board **ADOPTED** the motion

Sarah asked if the Bylaws need to be changed for the installation of the basketball court. The governing documents would not need to be changed in order to allow a basketball court on the common area.

Ralph suggested that there are other basketball courts in the area outside bridle springs that would better service residents of Bridle Springs.

Casey Carney gave additional input on pros and cons of a basketball hoop.

Cecilia feels it's a Board responsibility to watch over money and wants to have a good amount of owners willing to do the project.

Ralph suggested he would need a majority of people to say yes to a project in order for him to support a project.

Juston Alexander suggested that the survey should be more simple to get a better result.

Sarah Steen suggested that a non- biased person oversee the bid.

The Board **ADOPTED** the 2019-2020 budget as presented.

An owner asked about watering the lawn and suggested that the park be better watered. The irrigation timer broke last year which caused brown grass.

The Board **ADOPTED** a motion to ask the Board to bid out the landscape contract in the fall of 2019.

Mike Louk requested the Board set a certain amount of funds for nutria trapping.

The Board **ADOPTED** a motion to spend \$1500 to get rid of nutria in the common area Tract H.

The Board meeting adjourned at 7:52pm.