

Bridle Springs Home Owners Association Board Meeting 6-6-19

The Board of Directors meeting was called to order at 6:33pm by Ralph Menweg. Board members Ralph Menweg, Laura Read, Elizabeth Marshall, 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 5-2-19.

Treasurer's Report: The Board **ADOPTED** a motion to accept the treasurer's report for the month of May. Elizabeth would like to check with Willamette Community Management on specific transactions. WCM offered to stay after the meeting to meet with her to talk about the items.

The Board **ADOPTED** a motion to increase lien charges to \$200 per lien.

Nutria Trapping: Kevin reported that a beaver was making a dam on the area. The trapper noted that someone is closing his traps in the common area. The trapper is concerned that his traps will be damaged. Mike Louk has trapped two nutria in the last month. He would like to continue trapping. Dave felt that trapping isn't worth the money for the HOA as there is a significant nutria population just outside the common area. Mike noted that owners are seeing them in their front yards along Canterbury. Dave and Kevin are wondering how much funding the association is willing to spend on this project.

Ralph encouraged owners to contact Willamette Community Management for notes of where and when the nutrias are.

Election Procedures: The nominees for the board positions are Kevin Fandram and Ralph Menweg.

The Board asked that WCM send out the ballots by July 10th. WCM will send out the ballots by July 5th for the nominees.

The Board set the next board meeting date to be July 11th at 6:30pm.

House Painting: The Board **ADOPTED** a motion to move the house painting deadline till the end of September for one home given the appeal circumstances. Brandon asked what it takes for a home to make it to the list. ARC members present noted it's the amount of fading on the color of the paint.

Park Improvements: WCM reported on the cost of the picnic table structure/covers. Members present discussed the kind of maintenance, the possibility of getting a patio cover kit versus having a construction company do the work. Dave asked about how susceptible it would be to kids climbing on it. Ralph asked to set aside the topic of covers for the picnic tables.

Owners present discussed the basketball half court. Owners present thought that an unsurfaced concrete court would be preferred. Owners also discussed the pros and cons of basketball hoops in the park or in the pipeline.

Owners present suggested that the association ask the vendors what they think would be the best location for the hoop.

Dave asked that the picture of proposed basketball hoop locations be included with the minutes at the next meeting.

One owner noted that having a hoop in the neighborhood would be nice versus having to go out to the other hoops in adjacent public schools.

Breise custom concrete was another name given by owners as a company who could do the work.

Ralph asked that the mailbox cover topic be reviewed at the next meeting. Mike Louk suggested that the actual building cost could be lowered if electrical work was removed from the scope.

Mike Louk noted that the mailboxes are turning green again. The Board **ADOPTED** a motion to have WCM gather quotes to clean the mailboxes.

The Board will take the landscape contract out for bid in September.

The park has had some branches removed on the trees. Ralph discussed that he saw some kids holding large branches in the park area. He suggested to have the association encourage owners to talk to their household and neighbors to encourage them to not damage adjacent landscape trees or shrubbery.

The Board discussed changing the financial penalties resolution and encouraged the board members to discuss changes to the financial penalties resolution.

The Board discussed having ARC involvement in landscape enforcement but made no decision.

The Board meeting adjourned at 7:58pm.