

Bridle Springs Home Owners Association Board Meeting 9-5-19

The Board of Directors of the Bridle Springs Homeowners Association met at 6:30pm at the Best Western Inn in Albany OR. Kurt Powell of Willamette Community Management was present. Board members Cecilia Mihaylo, Elizabeth Marshall, Dave Villani, Kevin Fandrem, and Laura Read were present. 14 owners were present.

The Board **ADOPTED** a motion to approve the minutes from July 3rd 2019.

The Board **ADOPTED** a motion to approve the treasurer's report for the month of August.

The Board reviewed a homeowner request to extend the painting deadline for 409 Derby. The Board **ADOPTED** a motion to extend the deadline till October 31st for 409 Derby. An owner present offered to paint the trim for the owner if the owner was willing to buy the paint. WCM will contact both parties to get them in touch with each other.

Dave Villani introduced the Board to those members present.

Dave shared some thoughts about directions for the Board.

- *Would like to shift for the meetings to be more owner focused
- *Encouraged owners to invite their neighbors to come to the meeting.
- *The Board won't make everyone happy.
- *Would like to setup specific times in the meeting for owner input/feedback
- *Doesn't plan to respond to issues on Facebook

One owner suggested owner input at the end.

One owner appreciated the introductions.

The Board shared the current ARC membership.

One owner suggested changing the minutes to be less specific.

One Owner asked if anyone has given thought to the potential input for the park area for the community in response to the new development to the south.

One owner suggested preventative maintenance on the park.

One owner asked about the current percentage of rentals in the neighborhood. WCM reported that out of 52 possible homes, there are 36 of 52 rented.

One owner is seeing things in the park. They asked how the park was going to be protected from new users potentially coming from the new development as they reported incidents where a police officer was called on a person who was in the park.

Dave reported that the Board was concerned about it and asked for owner input on putting up a fence for the park.

Owner said a sign is already in the park.

Another owner reported that people who play pokemon go are back and using the park.

An owner asked about limiting what vehicles can be parked on the street. Kevin noted that the streets are public and the association's powers are limited on the street.

An owner noted that kids are climbing trees in the neighborhood park.

An owner wanted to know if persons who are violating landscaping are getting fined and notified.

The Board was not willing to give out specific fining information for owners in the neighborhood to other owners in the neighborhood.

WCM is sending out a profit and loss and balance sheet for owners.

An owner noted asked if the Board could add on the ARC forms to find out how far tree roots will go as they dug up two trees in the backyard that are causing damage to the irrigation system. A few owners responded that tree roots grow depending on the soil that are being grown.

The Board has received a few complaints recently about the trailers on the street. Dave Villani reviewed the covenants and suggested changing the rules with regard to trailers in the association. Dave asked for input from the owners. One owner liked the idea. Another owner noted that a car had a note on it that was parked on the street, and a note on the vehicle. The Board **ADOPTED** a motion to not enforce trailers on the street for parking.

An owner noted the mailboxes on the north end of the park are in need of cleaning, and the tree branches on site need to be trimmed back. The Board **ADOPTED** a motion to have Maciel trim back the trees over these mailboxes.

The Board **ADOPTED** a motion to start the landscape bidding process. The Board **ADOPTED** a motion to have Brandon make a Facebook post for landscapers to give a bid and get information from WCM.

One owner asked if the Board could put a no soliciting sign in the neighborhood.

An owner presented a safety concern for vehicles going through the intersection at Rosehill and Casting. An owner asked if the City could paint the curbs on the edges.

An owner asked about the GAPS bus stop changing locations and moving outside the park area at Bridle Springs. Eric noted he would be discussing it with the Transportation committee. An owner suggested moving the bus stop out to the corner.

The Board **ADOPTED** a motion to get a quote for tree removal and removing the roots, for grinding edge as well and a bid for a smaller portion of the concrete at the end of Canterbury.

The Board entered executive session at 7:27pm to discuss collection activity.

The Board came out of executive session at 7:56pm. The Board made no decision.

Move to adjourn at 7:57pm.