

Bridle Springs Home Owners Association Board Meeting 11-7-19

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, Laura Read, and Kevin Fandrem were present. 9 owners were present.

Minutes: The Board **ADOPTED** a motion to approve the minutes as amended from September 2019.

Treasurer's Report: Kevin Fandrem gave the Treasurer's report to the Board members present. The Board **ADOPTED** a motion to approve the Treasurer's Report.

Owner Input: Eric Aguinaga gave a report on the GAPS bussing plans. Eric suggested the community wait before taking action to wait and see what action the city Council will take.

Mike Louk shared his frustration that the board meeting didn't happen during the last month due to lack of quorum and asked that the Board notify members or management if it happened again.

House Paint Issues: The Board reviewed the list of homes needing to be repainted based on inspection by the ARC. Board members and audience members discussed at length different options on handling this issue. The Board **ADOPTED** a motion to give certified mail - 30 days to have contract in place and \$15/day fining begins on day 31. The Board **ADOPTED** a motion to have Kevin and Dave discuss enforcement process philosophies with a lawyer on a conference call during the next month.

Investment Properties: Board **ADOPTED** a motion to approve two homes for use as investment property with the contingencies that both homes are up to date on their assessments.

Holiday Contest: The Board **ADOPTED** a motion to remove the stipulation that owners may not win the contest every year in a row. The Board and members present discussed ideas on how to vote for the Christmas light contest for 2019.

Landscape Contract: The Board **ADOPTED** a motion to keep Macial Landscaping for 2020 as the membership in the community did not give any additional names for landscape companies to provide a bid.

The Board **ADOPTED** a motion to hire Preferred Tree Care to remove the cottonwood at the end of Canterbury in the common area and provide ideas for killing roots.

The Board **ADOPTED** a motion to add asphalt at the end of Canterbury on the raised section.

Dave Villani noted that for the next meeting, the Board wanted to look into the relationship between enforcement, collection, and action when there are landscape issues and develop consistency for future enforcement issues.

Ralph asked about the action on utility trailers parked on public streets. The Board responded by noting enforcement of trailers on the public street is up to each owner and the Albany Police Department.

Mike Louk noted the mailboxes got cleaned recently and asked if the Board could put a notice in the next mailing for owners not to post flyers on the mailboxes.

The Board **ADOPTED** a motion to go into executive session at 7:43pm to discuss removing fines on a property.

The Board came out of executive session at 7:44pm.

The Board **ADOPTED** a motion to keep the fines on the property at 241 Churchill Downs.

The Board meeting adjourned at 7:45pm.