

Bridle Springs Home Owners Association

Board Meeting 12-5-19

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, Dave Villani, and Kevin Fandrem were present. 6 owners were present.

Minutes: The Board **ADOPTED** a motion to approve the minutes from 11-7-19.

Treasurer's Report: The Board **ADOPTED** a motion to approve the Treasurer's Report.

Owner Input: The owner of 241 Churchill Downs came to present their case as to why they would like the fees waived for landscape violations on their property. The Board will review this situation in executive session later on during the meeting.

An owner brought up a conflict between a policy change made by the Board regarding parking of trailers in a recent meeting and the parking resolution. The Board will address this issue at the Jan Board meeting.

Holiday Lights Contest: The Board **ADOPTED** a motion to have the Board members vote on the best Christmas light decoration by December 21st and send the votes to Willamette Community Management to announce the winners.

Proposed Changes to Painting and Landscape Enforcement: The Board reviewed new ideas of enforcement for painting and landscape enforcement. They discussed the benefits and pitfalls of using attorneys for collection, correspondence, resolutions, and enforcement. The Board will continue the discussion at the January Board meeting. Ideas discussed included having all owners abide by a paint cycle for their home of 10 years, having a yearly fine of \$700-\$750 in place if owners do not paint their home and the Board has required it to be done, defining which Bridle Springs governing body determines what homes need to be painted, and using lawyers to create resolutions and letters in order to have a better chance of collection should owners not pay their violation fees.

The Board discussed the ideas of welcome packets and **ADOPTED** a motion to ask WCM to notify the Board of new owners and to send them all welcome packets electronically.

Mike Louk requested that the nutria liability release form be posted to the website and that he be informed of owners wishing to trap since he is storing the traps.

The Board moved to executive session at 7:40pm to discuss fine removal on the property.

The Board came out of executive session at 7:43pm and **ADOPTED** a motion to keep the fines on the property. The Board **ADOPTED** a motion to allow 241 Churchill Downs on the investment property list once they are current with their assessments.

The Board **ADOPTED** a motion to give those owners who received the certified mail last month regarding having to hire a paint contractor or have their homes painted in the next month another month until fines begin so that the Board can determine the next steps of enforcement as the Board is considering changing significantly the house paint enforcement process.

The Board **ADOPTED** a motion to not have the ARC receive the monthly enforcement drive through report from Willamette Community Management.

The Board meeting adjourned at 7:45pm.