

Bridle Springs Home Owners Association

Board Meeting 1-2-20

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 Dave Villani, Elizabeth Marshall, Laura Read, and Kevin Fandrem were present. 7 owners were present.

Owner Input: Mike Louk asked the Board to follow the parking resolution as written and rescind the previous motion regarding non-enforcement of trailers, rvs, etc in the public street. Ralph Menweg asked about the ongoing enforcement for the trailer in the driveway of a home on Winners Circle.

The Board and owners present discussed at length parking enforcement, the wording of the current resolution, and the motion made on September 5th to cease enforcement of trailers on the public street.

The Ralph asked the Board for a quote for WCM to do additional drive throughs on a weekly basis. The Board **ADOPTED** a motion to get a quote from WCM to do weekly drive throughs for the association.

Minutes: The Board **ADOPTED** a motion to accept the minutes from December 5th 2019.

Financial Statements: The Board **ADOPTED** a motion to accept the financial statements for December 2019.

Enforcement of Trailers, RVs, etc on public street: Eric asked the Board not to adopt motions on new agenda items after executive sessions from Board meetings. Dave thanked Eric for his input and said he doesn't intend to do that again.

The Board **ADOPTED** a motion to rescind the motion made September 5th regarding enforcement of trailers in the street and confirmed the wording of the Parking Resolution drafted in 2017. The Board **ADOPTED** a motion to ask that WCM begin again enforcement of parking of rvs, trailers, etc as defined in the Parking Resolution adopted in 2017.

Enforcement of Painting Homes: Dave Villani reviewed the discussion regarding enforcement of homes needing painting and reviewed the recommendations from Vial Fotheringham on the matter. The Board and members present discussed the pros and cons of landscape enforcement, painting enforcement, collection procedures, when to involve a lawyer, and how to approach the issues with owners and violations.

Some of the talking points were as follows: Hiring a Lawyer too soon in landscape enforcement is too heavy handed, the association should use the current financial penalties resolution of \$15/day for enforcement of owners not painting their home, the lawyer recommended a yearly fine with house painting, the association will have to pay as you go for collection if they don't have an attorney involved in the enforcement process early on, the association should consult a different attorney

Fire Extinguishers for the Community: Sarah Steen suggested having the association provide fire extinguishers to residents in the neighborhood when they first move into the neighborhood.

Dave defined the process for enforcement for landscape and painting enforcement. The Board **ADOPTED** a motion to hire a lawyer to get their perspective on creating resolutions for painting and landscape enforcement. Laura and Dave will be on the conference call with Vial Fotheringham to give input on the draft of the resolutions.

Mike Louk asked why the Board chose not to give the ARC any more drive through information to the ARC as he believes it helps in the ARC duties of painting enforcement or fence work. The Board **ADOPTED** a motion to not have the ARC received the enforcement data from drive throughs from WCM that due to privacy concerns, they believe neither

owners or committees should have access to information that doesn't directly apply to the volunteer position in the association. The spreadsheet generally does not include information on painting homes or fence work.

The Board **ADOPTED** a motion to make WCM make a request on behalf of Bridle Springs to Ron Irish of the City of Albany to paint the curbs on the curves for 1.5 car lengths.

The meeting adjourned at 8:14pm.