

Bridle Springs Home Owners Association

Board Meeting 2-6-20

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, Cecilia Mihaylo, Laura Read, and Kevin Fandrem were present. 5 owners were present.

Minutes: The Board **ADOPTED** a motion to accept the minutes from January 2nd 2020 as amended.

Financial Statements: The Board **ADOPTED** a motion to accept the financial statements for January 2020.

Owner Input: Roughly 8 owners contacted the Board to respond regarding landscape enforcement letters sent by WCM responding to the high level of landscape enforcement desired by the Board.

One owner asked to see if she could see how much her neighbor was fined regarding trash cans 1.5 years ago next to her property. She asked if the association could pass along photos to owners taken for each home. At this time, WCM does not photograph every home in the neighborhood during enforcement.

An owner shared concerned about the content of the moss in the common area vs owners yards and wanting the Board to make sure that the Board has consistency between the common areas and the owner's front yards.

Dave asked if there is a vendor lined up to repair the fence on Knox Butte Rd. WCM has hired McGovern Maintenance to repair the fence and they should be on site tomorrow to repair the fence.

Owner Input: Owner was asking if there is an email opt in for statements. WCM explained that there is an option to get electronic statements.

Dave asked if WCM could share a quote for doing weekly drive throughs in the community. WCM shared a budget for the quote.

An owner noted that Christmas lights are still up on Rosehill. WCM will follow up with those homes with lights still up during the next drive through.

Painting Enforcement: Dave Villani summarized the painting enforcement conversation with the lawyer at Vial Fotheringham LLP. The Board discussed the concepts of painting enforcement timelines, fine amounts, timelines for committees to create the list of homes needing work, and thresholds for what condition requires a home to be repainted.

The Board **ADOPTED** a motion to send the following criteria to Vial Fotheringham LLP for a resolution: 1 year from time of notice to get house painted, if not painted by 1 year, \$750 fine, at two years and \$1500 fines, the Board will have a conversation with the lawyer to either paint the house.

Landscape Enforcement: The Board discussed the concepts of landscape enforcement timelines, and fine amounts.

The Board **ADOPTED** a motion to get official pricing for Bridle Springs HOA for front yards from Maciel Landscape with the idea that owners would contract with Maciel Landscape directly for front yard maintenance.

The Board **ADOPTED** a motion to have the lawyer draft a landscape enforcement resolution with following the financial penalties resolution and adding the idea that there is 8 weeks of fines until the board sends a landscaper in to correct the problem. Laura, Dave, Cecilia, and Elizabeth voted in favor of the motion. Kevin voted against the motion.

The Board **ADOPTED** a motion to have Maciel do moss treatment at Bridle Springs

The Board **ADOPTED** a motion to give owners that appealed to the Board two more weeks for correcting their landscaping.

Parking Enforcement: The Board discussed the concept of parking enforcement on the public street. Owners present discussed the idea of using the City of Albany parking enforcement wording.

The Board **ADOPTED** a motion made by Dave to remove the public trailer street parking wording from the Parking resolution. All Board members voted in favor of the motion.

The Board **ADOPTED** a motion to redact the entire parking resolution adopted by the Board in 2017. All Board members voted in favor of the resolution.

Owners present suggested that the community have a front and back yard best looking yard contest.

WCM Enforcement: The Board **ADOPTED** a motion to have WCM start taking photos for every violation for an extra \$200/month.

Owners asked about having recycle bins in the park area for those owners that throw away mail.

There is a preparedness talk in the fire department next month. Cecilia asked about adding this to a future newsletter.

The meeting adjourned at 8:14pm.