

Bridle Springs Home Owners Association

Board Meeting 3-5-20

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

Minutes: The Board **ADOPTED** a motion to accept the minutes from February 6th 2020 as amended.

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

Owner Input: Ellie Biers asked about why the income and expense was off from the budget and shared that she thought that the reserve balance was high. WCM will be giving a report to the board on the budget for the next fiscal year during the next month. Treasurer Kevin Fandrem responded to Ellie's questions.

Ellie was noting the south mailbox is looking pretty trashy. She asked the Board to take action and clean it up. Dave Villani offered to take the paper notices currently on the mailbox down and notify owners that they shouldn't be doing that.

An owner present noted that she noticed that the landscapers took water out of a homeowner's faucet. WCM will notify the landscaper not to do that again.

An owner present speaking on behalf of Angela Strauss who posted on Facebook requested to have lights on the monument sign at night. Dave Villani will look into it.

An owner would like to have the American Red Cross blood drive in the neighborhood. The Board **ADOPTED** a motion to allow the blood drive bus to come in and put a notice in the next newsletter.

An owner asked about the ideas brought up in previous meetings on basketball hoops, mailboxes, and a new fence. The Board took no action on this topic.

Landscape Enforcement Level of Enforcement: Dave suggested coming up with a seasonal schedule of landscape enforcement expectations for the community manager to assign letters appropriately. Dave is in favor of scaling back the landscape enforcement in fall/winter months for owners. The owners presented stated they felt that in Nov-Feb, the Board shouldn't be sending letters about weeds in side yards or flower beds of homes. The Board did not take any action on these items.

The Board **ADOPTED** a motion to accept the resignation of Ben from the ARC and appoint Cami to the ARC. The Board **ADOPTED** a motion to ask WCM to send an email to Mike Louk or Elma Louk to choose among themselves and require that one of them resign as there are other owners interested in serving on the ARC. The Board **ADOPTED** a motion to appoint Brandon Alexander to the ARC following the removal of one of the owners.

At the request of those present, Dave Villani will look into the idea of adopting a resolution regarding limiting more than one person in the household serving on a committee or Board.

The Board discussed a summer lawn contest for the association. Brandon offered to be a judge.

The Board and owners present discussed the role of the community manager and WCM's performance. WCM stepped out of the room during the discussion.

The Board discussed the neighborhood night out and ways to get owners involved.

The Board listened to appeals for fines for landscape enforcement at the meeting. The Board **ADOPTED** a motion to go into executive session to review the fines and discuss the two appeals for fines for landscape enforcement and to discuss current collection issues..

The Board came out of executive session at 8:11pm. The Board **ADOPTED** a motion to waive the fines for both lots. The Board **ADOPTED** a motion to place two liens on two properties delinquent with the association.

The meeting adjourned at 8:14pm.