

Bridle Springs Home Owners Association

Board Meeting 7-2-20

The Board of Directors of the Bridle Springs Homeowners Association met at 6:30pm on a telephone conference meeting. Kurt Powell of Willamette Community Management was present. Board members Dave Villani, Laura Read, and Kevin Fandrem were present. Approximately 7 owners were present on the conference call.

Minutes: The Board **ADOPTED** a motion to accept the minutes from June.

Financial Statements: The Board **ADOPTED** a motion to approve the Treasurer's report.

Signs: When Covid began, the Board held off on enforcement of signs in yards for graduating seniors in order to allow homeowners to celebrate since seniors did not have graduations. WCM asked owners to take these signs down per previous direction of the Board in June. Owners appealed this decision to the Board and requested that signs stay up till August when seniors are able to graduate this year. The Board **ADOPTED** a motion to allow the signs to stay on properties till the end of August due to the extenuating circumstances of the COVID 19 pandemic.

Dog Poop: Owners submitted complaints to the Board about dog owners not picking up after their pets, and that the problem seems to have increased since the new neighborhood to the south has been built. The Albany Municipal Code states: 6.04.170 (8) any dog except for service dog which deposits solid waste matter on any improved property...other than the dog owner...is an offence if the owner doesn't pick up the dog waste immediately." Kevin suggested owners could call the City of Albany to notify them of the issue. Bridle Springs CC&R 4.7. Animals. states in part: "No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of domestic household pets which are not kept bred or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof....."

The Board **ADOPTED** a motion to have WCM consider owners not picking up after their pets a violation of provision 4.7 of the covenants.

WCM noted that Maciel Landscape is in possession of replacement dog bags and they should be installed in the coming week.

Roaming Cats: An owner shared concern about cats roaming in the neighborhood. The Board **ADOPTED** a motion to word the email to the community in such a way as to encompass cats as well.

Annual Meeting Date: The Board discussed the idea of a zoom or telephone meeting for the annual meeting. They also discussed the idea of meeting in the park and use a phone conference as a backup plan for the meeting. Dave suggested the first week of September for the meeting. The Board **ADOPTED** a motion to have the annual meeting on September 3rd. The Board will nail down the location for the meeting at the next Board meeting and will send out the ballots and annual meeting notice for the meeting at that time.

Payment approval guidelines: The Board reviewed payment approval guidelines and reviewed the process of approval for checks in the association. All Board members will now be copied on the bill from WCM to Bridle Springs rather than just the Treasurer.

ARC Appeals: The Board reviewed the two appeals to remove fines for commencing improvements without prior architectural approval. The Board **ADOPTED** a motion to waive these fines for the two owners. The Board **ADOPTED** a motion to revisit the resolution regarding commencing architectural improvements without prior ARC approval at the next meeting.

Color Changes in the community: Laura noted that the house paint colors approved by the ARC seem to be changing in the community. One of the community members noted they like the new colors of homes in the community. The Board made no decision on this topic.

Canterbury Trees: Two trees are dying at the end of Canterbury. The Board **ADOPTED** a motion to have these trees replaced.

The Board **ADOPTED** a motion to adjourn the meeting at 7:22m.