

Bridle Springs Home Owners Association

Board Meeting 8-6-20

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, Cecilia Mihaylo, 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 July.

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

Annual Meeting Scheduling: The Board **ADOPTED** a motion to hold the annual meeting virtually with a program selected by Willamette Community Management that has video capabilities. WCM will contact Cecilia Mihaylo to get information on what program to use.

Credit Card Payments: The Board **ADOPTED** a motion to allow owners to pay with bank draft and credit card payments for the association through the WCM website. Owners may pay by visiting www.willamettecm.com and going to the link to pay their assessments.

Tree Trimming Request: The Board **ADOPTED** a motion to review tree trimming requests for common area trees having into owner's lawns over email and confirm any proposals from arborists at the following meetings.

Kona Ice: An owner asked if the association could pay Kona Ice to give out free icees to owners at the park. The Board **ADOPTED** a motion to not have Kona ice be at the park to give out free icees at the request of an owner.

Curb Painting: Earlier in 2020, the Board briefly discussed painting some or all of the curbs yellow at each intersection to give better clearance for cars driving down the roads at intersections. Ron Irish, head engineer for the City of Albany noted that in order for this to happen, the Board would need to submit a proposal to the Albany City Council to review at one of their meetings in order to start the process. The Board **ADOPTED** a motion to not reach out to the City of Albany to submit a plan to the City Council to review painting curbs in the community.

Watering Yards: There are some properties that have brown lawns. WCM has notified these owners that they need to correct this by watering the lawns by following the financial penalties resolution. Laura noted that there are places where the grass is going dormant on the common area in small patches and was concerned that the association didn't have a higher standard than the common area. WCM has asked the landscaper to review the irrigation to make sure there is adequate coverage.

Cameras in the common area: The Board discussed the use of cameras in the central park of the community in order to report on suspicious or criminal behavior in the park. The Board **ADOPTED** a motion to further discuss this topic in the annual meeting. The Board asked WCM to give any input as well.

Tall Grass/Weed abatement: There is a vacant home that has a back yard that needs to be mowed. WCM notified the Board of a person with the City of Albany that takes complaints for issues like this. In addition, letters are already being sent on the property to begin fining that may lead to entering the property to mow the yard.

Owner Comments: One owner noted that there are kids in the park that have come in later in the night to wrap swings around the upper bar. In addition, the owner notified the Board and WCM of sprinklers that aren't working in the common areas. WCM has forwarded these sprinkler issues to the landscaper to review.

The Board **ADOPTED** a motion to adjourn the meeting at 7:11pm.