

Bridle Springs Home Owners Association

Board Meeting 10-1-20

Dave Villani called the Board of Directors meeting to order on October 1st 2020 at 6:30pm on a virtual video conference meeting. Directors present included Dave Villani, Laura Read, and Kevin Fandrem. There were 12 owners present. Kurt Powell of Willamette Community Management was present.

Minutes: The Board **ADOPTED** a motion to approve the minutes from August.

Financial Statements: WCM has not had time to reconcile the bank reconciliations for the month of September, so the financial report will be given at the next meeting.

Board Positions: The Board **ADOPTED** a motion to appoint Juston Alexander to the Board of Directors.

The Board **DENIED** a motion to appoint Tanner Ferguson to the Board of Directors. Kevin and Laura voted against the motion. Dave voted in favor of the motion.

The Board **ADOPTED** a motion to appoint Gabe Flores to the Board of Directors.

Board Member Positions: The Board **ADOPTED** a motion to appoint Laura Read as President, Kevin Fandrem as Vice President, Juston Alexander as member at large, Dave Villani as Secretary, and Gabe Flores as Treasurer.

Political Sign Resolution: Dave Villani summarized the meeting on September 16th regarding signs, flags, and political signs. The Board discussed the idea of "temporary" as it relates to political signs and whether or not to limit the amount of signs on the lot even though the covenants don't give limitations to the time frame for signs on lots.

The Board **ADOPTED** a motion to ask WCM to draft a resolution to define "temporary" as it relates to election signs (a specific type of political sign) to be 3 months prior to an election and one week after the election. The Board did not define "temporary" as it relates to political signs.

Security Discussion: An owner created a poll on a Facebook page discussing interest in nighttime security patrols and security Cameras in the park. The Board discussed the varying opinions on security and whether or not unarmed security would be on site, adding cameras to the park, or requesting police patrols coming by more often.

Juston asked about what the kind of incidents of concern. Trespass, vandalism of trees, and offensive language were mentioned.

The Board **DENIED** a motion to install security cameras in the park and have the police review the cameras should there be an incident in the park working through WCM. Dave, Kevin, Juston voted against the motion. Laura voted in favor of the motion.

The following homes received a second notice (notification of fine) for covenant violations through the US Mail by WCM.

236 Derby, 4159 Thoroughbred, 4208 Azalea, 4123 Thoroughbred, 376 Derby, 329 casting, 4223 Thoroughbred, 4215 Thoroughbred, 374 Casting

The Board **ADOPTED** a motion to allow an owner to use their property as investment property. This brings the amount of investment properties to 36 of 52.

The meeting adjourned at 7:40pm.