

Bridle Springs Home Owners Association

Board Meeting 11-5-20

Dave Villani called the Board of Directors meeting to order on November 5th 2020 at 6:30pm on a virtual video conference meeting. Directors present included Gabe Flores, 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 September.

Financial Statements: WCM gave a report for the financial status of the association. The Board **ADOPTED** the financial statements for September and October.

Election Sign Resolution: At the last meeting, the Board discussed creating a definition of "temporary" as it relates to political signs in Bridle Springs. Vial Fotheringham LLP drafted a resolution for the Board to consider. The Board **ADOPTED** a motion to approve the Election sign resolution as drafted by Vial Fotheringham LLP and send it to all owners.

Gate ARC Painting: The Board **ADOPTED** a motion to review an ARC fine at the next meeting following the architectural review decision of the committee regarding an owner who painted their gate blue without prior ARC permission.

Security at the Park: The Board briefly discussed the issue of security at the park at Bridle Springs HOA. Gabe Flores briefly shared a letter written by the City of Albany Police Department on the status of recent crime in the City. The Board briefly discussed putting up neighborhood watch signs. Owners Mike Louk and Ralph Menweg suggested that they be put up in the neighborhood. The Board **DENIED** a motion to put up neighborhood watch signs in the community. Dave, Gabe, and Kevin voted no as there is not a current neighborhood watch program in place. Laura voted yes on the motion.

Mike Louk asked if the Board would start a neighborhood watch program. Kevin Fandrem volunteered to start a neighborhood watch program and speak to the City of Albany. The Board **ADOPTED** a motion to put on the newsletter/quarterly statements to send out the information to owners on a neighborhood watch program.

Park Christmas Lights: The Board discussed the idea of putting Christmas lights up in the park area. The Board **ADOPTED** a motion to put Christmas lights in the park at a time to be determined - potentially the following Saturday the 14th of November. The Board may post something on the Facebook site as well inviting owners to socially distance and help put up lights.

Dog Poop Notification: The Board reviewed the decision in July to have WCM draft and send an email to owners reminding them to pick up after their dogs. This email did go out to those owners that receive electronic notification.

Basketball Hoops: Laura asked about the status of the enforcement of basketball hoops out in the neighborhood. WCM reported that the basketball hoop enforcement is active as noted on the report given to the Board every few weeks from its drive through enforcement.

Irrigation Controller Repair: Laura reported that the lower part of the irrigation box pedestal on Bridle Springs St is still broken. She asked that it be repaired. WCM contacted Maciel to repair this box and have a locksmith do the repair if Maciel is unable to complete the repair.

Irrigation System Repairs: Laura noted that some sprinklers are still not repaired in the park area. WCM will follow up with Maciel Landscape on this topic. The Board **ADOPTED** a motion to have a separate vendor (not the landscaper) do a separate inspection of the system at Bridle Springs in March or April of next year.

Mike Louk requested to have another notice sent out to owners asking them to pick up after their dog. The Board **ADOPTED** a motion to include this with the next statement.

Kevin Fandrem reported that the backflow vendor did not have proper identification when he did the work in the neighborhood. WCM will bring this information to the vendor for attention.

Dave Villani noted that Thursdays conflict with a new work schedule for Juston Alexander. The Board **ADOPTED** a motion to move meeting days to first Monday of the month starting in December.

The Board **ADOPTED** a motion to approve the letter to enter a property who has had 8 weeks of fines on the property and to enter the property and have the work completed and bill the owner for the work.

WCM notified the Board that it has hired a vendor at the request of an owner to clean up the mailboxes on site.

Sarah Steen warned everyone that the homeless problem is still happening off Canterbury in the city owned wetland area.

The meeting adjourned at 7:32pm.