

# Bridle Springs Home Owners Association

## Board Meeting 12-7-20

Laura Read called the Board of Directors meeting to order on December 7th 2020 at 6:30pm on a virtual video conference meeting. Directors present included Dave Villani, Laura Read, and Kevin Fandrem. There were 8 owners present. Kurt Powell of Willamette Community Management was present.

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

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

**Waive Assessments for Jan - Mar 2021:** The Board discussed the idea of waiving assessments for the Jan - March 2021 time period. The Board **DENIED** a motion to waive the assessments Jan - March 2021. Dave and Kevin voted no. Laura voted yes.

**ARC Topics:** An owner noted he feels the architectural review committee's decisions should stay with the original design elements created by the developer, and that lawns should not have rocks in the front. He would like the contact information of the ARC and would like the Board to remove the ARC members as he feels they are not making decisions in line with the covenants.

The Board **ADOPTED** a motion to get draft wording from WCM to establish architectural guidelines for the community.

The Board **ADOPTED** a motion to not waive the fine for the blue gate that was painted without previous architectural approval.

The Board **ADOPTED** a motion to waive the fine for the gazebo that was installed without previous architectural approval.

The Board reviewed motion lights and the covenant noting that exterior lighting needs ARC approval 4.17. The Board **ADOPTED** a motion to require that motion lights need architectural review approval prior to installation moving forward.

An owner asked if the owners have to get retroactive approval. The Board does not plan to ask owners to get retroactive approval for lights.

**Neighborhood Watch:** Kevin reported that the communication channels that Bridle Springs already have in place effectively are performing the function of the neighborhood watch according to the City of Albany Police Department. The Board **ADOPTED** a motion to get 6 neighborhood watch signs in the community and place them where the old signs were removed.

**Christmas Contest:** The Board **ADOPTED** a motion to have the Board vote on the best holiday lights for Bridle Springs by Dec 20th. The Board **ADOPTED** a motion to have \$100, \$75, and \$50 be the prizes for the holiday lights.

**Teeter Totter:** WCM is working with the manufacturer to get the teeter totter repaired in the park area.

**Mailbox Cleaning:** An owner noted the mailboxes are still not clean. WCM will follow up with having a vendor clean the mailboxes.

**Kids' Choice Award:** The Board **ADOPTED** a motion to have a kids choice award for Christmas decorations. The winner would be \$50. Sarah Steen will work with Xtreme Grafix to have the sign made.

**Sidewalks:** Tree and roots are pushing up the sidewalk at 448 Churchill Downs on the south side of the residence. The Board noted that the City of Albany handles these requests.

**Landscape in the Park:** Bicycles have left ruts in the park area this winter. WCM will talk to Maciel Landscape to repair the landscape in the park damaged by bicycles.

The meeting adjourned at 7:29pm.