

Bridle Springs Home Owners Association

Board Meeting 3-1-21

Laura Read called the Board of Directors meeting to order on March 1st 2021 at 6:30pm on a Zoom conference meeting. Directors present included Juston Alexander, Dave Villani, and Laura Read. There were 13 owners present. Kurt Powell and Jon Eick of Willamette Community Management were present.

Minutes: The Board **ADOPTED** a motion to approve the minutes from February 1st 2021 as amended.

Financial Statements: The Board **ADOPTED** a motion to accept the financial statements for February.

Board Membership: The Board **ADOPTED** a motion to appoint Tanner Ferguson to the Board of Directors.

ARC Color Definitions: The Board discussed creating a color palette for the community to give direction to ARC decisions and briefly discussed landscape design as well. Major discussion points from owners and Board members included the following:

*Though the covenants aren't explicit about it, the development was intended to remain in the original design as homes were originally built, so the paint palette should remain exactly as the developer created it. Owners should not be able to rock their front yards.

*The HOA is getting older and the original designs should change with the times to be more modern. Therefore, the paint palette should change with the times and include more modern colors. Owners should be able to rock their front yards.

*There should be no paint palette and the ARC should review each request directly.

The Board **ADOPTED** a motion to review and accept a color palette at the next Board of Directors meeting.

ARC Membership: The Board briefly discussed ARC membership as Laura had offered to appoint Patty Menweg and Elma Louk. The Board did not make any motions on this topic.

Capital Improvements: Laura offered to get quotes for mailbox covers for the park mailboxes stating that this project was different than past capital improvement projects in that it benefited everyone - while Dave noted that the rain isn't a bother and didn't feel it would benefit all owners. Previous projects such as the Basketball Court were not fully discussed. The Board did not make any motions on this topic. Owners present offered opinions on this topic for and against.

Records Retention Resolution: The Board **ADOPTED** a motion to accept the records retention resolution.

Teeter Totter Repair: WCM reported on the teeter totter repair. The repair should be complete in the next few weeks as Columbia Cascade did not send all of the right parts in the first shipment.

Dog Stations: The dog stations have been empty for a few months. Macial Landscape will be replacing the dog bags in the coming weeks.

Irrigation Review: WCM reported that Easdale Backflow and Irrigation will repair and inspect the irrigation system at Bridle Springs in the coming weeks.

Landscape Inspections: The Board **ADOPTED** a motion to send a note with the next statement for all owners reminding them that WCM will begin landscape enforcement in mid April.

Rotting Boards on Fence: WCM is working with a vendor to have the rotting fence boards repaired on Goldfish Farm Rd and Knox Butte Rd.

The meeting adjourned at 7:40pm.