

Bridle Springs Home Owners Association

Board Meeting 5-3-21

Laura Read called the Board of Directors meeting to order on May 3rd 2021 at 6:30pm on a Zoom conference meeting. Directors present included Tanner Ferguson, Dave Villani, Juston Alexander, and Laura Read. There were 10 owners present. Kurt Powell and Jon Eick of Willamette Community Management were present.

The Board **ADOPTED** a motion to approve the minutes from April 3rd and April 19th 2021.

The Board reviewed repairs to the seesaw and wheel on the playground. WCM gave a report on the topic.

The Board reviewed the tree review motion as approved by the Board during the last meeting. WCM reported that the 4 arborists we've contacted have not responded to review the trees. The Board **ADOPTED** a motion to have Laura Read cut the branches on the offending pine tree in the park.

WCM reported on the finances in the association.

Sign in Community: The Board reviewed a sign issue in the community. WCM reported that it has been attempting to get a hold of the attorney to decide how best to respond to the issue at hand.

Bark Dust: WCM gave a report on bark dust application to the play ground park area. WCM reported that the Lane Forest gave a quote but the Board hasn't received additional quotes from other landscapers.

Irrigation Review: WCM gave a report on the irrigation by Easdale Backflow and research with Pacific Turf on ways to improve the park area for the community.

ARC Removal: Laura made a motion to remove Josh Logan from the ARC. Ralph noted that airing ARC business out on social media should be wrong. Dave, Juston, and Tanner voted against the motion. Laura voted in favor of the motion.

Annual Meeting: The Board **ADOPTED** a motion to hold the annual meeting at the park in July.

Covenant Amendments: The Board reviewed a topic to have the HOA covenants revised to remove the HOA maintenance for the exterior fences on Knox Butte Rd. but made no decision on the topic.

WCM will talk to an attorney to get questions answered for how much it would cost to have an attorney draft a covenant amendment for the community.

Board Resignation: The Board **ADOPTED** a motion to accept the resignation of Gabe Flores from the Board. The Board will fill the vacant Board position at the next annual meeting.

ARC Review: Ralph wants to go back to the Josh Logan incident on social media business. Sarah Steen encouraged the Board to have committees/boards sign a social media agreement. Mike Louk suggested new ARC members be interviewed prior to be put on the ARC.

ARC color palette: The Board **ADOPTED** a motion to consider all of the colors in the ARC palette approved by the Board to be independent from one another and that each owner may choose their color scheme from the pool of all of the colors. Choosing colors from the color scheme does not create an automatic approval. The ARC will still need to approve of any color requests from owners. The ARC will require a 2ft x 2ft board of the colors for all color schemes with paint not from the color manufacturer and all color schemes not currently on a home in Bridle Springs.

Future Board Topics: Dave Villani suggested that during the next meeting the Board review whether the ARC has jurisdiction over window tinting.

The Board meeting adjourned at 7:40pm.