

MINUTES OF BRIDLE SPRINGS HOMEOWNERS ASSOCTION

July 7, 2022

The meeting was brought to order at 6:00 p.m. Present were Mike Louk, Vice President, Kevin Deyette, Treasurer, Tanner Ferguson, Secretary, Barry Duran, Member at Large. Josh Logan was absent and tried to Zoom in but Zoom login in was unsuccessful. There were approximately 8 homeowners present including ARC members and past Board members.

The Minutes from the June 2022 Board meeting were approved

Visitor Comments:

The homeowner for 206 Derby came to discuss remedies for the bird feces and infestation. He asked to postpone the necessary work until he remodels in the coming year. The Board members agreed that two of the Board members would walk by and look at the house and discuss postponement.

Garry & Penny Bynam expressed concern about the use of illegal mortars that were set off during the 4th of July weekend. The Board suggested the homeowners call the police. Penny advised that she had reported it to the officer that was parked near the HOA property but that they weren't able to respond because they were too busy. It was mentioned that there was much discussion about it on Facebook and that there was person on Facebook that admitted to setting off illegal fireworks. No resolution was made about fireworks in the HOA at this time.

Welcome Packet:

Motion was made and seconded to allow Hub City an amount of \$30 per packet to prepare and distribute welcome packets to new homeowners.

Backflow Testing:

The Bid from Easedale Backflow as presented to the Board. The Board requested more bids before making a decision.

Basketball court:

The Board discussed possibly tabling the basketball court construction in lieu of expense and budget constraints. It was also noted that the basketball court is a capital improvement and may require a vote of the Homeowners. The motion to table the basketball court did not pass. It was also noted that if the Board wanted official bids, there would need to be consensus on exact location, size, attributes, etc.

Landscape Changes:

The landscape area between the sidewalks and Goldfish Farm Road and Knox Butte were discussed. It was suggested to look into artificial turf. Additional bids were requested. No decision as to how to move forward was made.

Maciel: There was a motion made and passed to retain Maciel Landscaping for another year at the current rate.

Zoom Meeting:

The "OWL" for Zoom meeting was discussed but tabled because of expense. The Board will continue with in person meeting at the fairgrounds and provide Zoom meeting link if internet allows.

Tree Trimming:

Trimming of overgrown trees was discussed. Mike Louk noted that he has spoken with Rick Barnette of the city and the city did claim ownership and maintenance of the trees. Mr. Barnette advised to wait until winter when the trees were dormant. It was discussed that in light of that, Hub City draft a letter for distribution to the homeowners regarding trimming of their owner trees as some have become overgrown and need to be addressed around sidewalk areas.

Fence Board Replacement:

The board was presented with the bid from Wade Parrish for fence board replacement. The Board would like to obtain additional bids from other contractors.

WCM:

WCM's final bill was presented for payment but not approved by the Board at this time.

BUDGET for 2022-2023

The deficit in the budget for 2022 was discussed. The Board cited authority to allow the deficit to be taken from the general fund. It was voted and approved that this be done monthly at the rate of 1/12 the total amount of the deficit.

National Night Out:

Discussion took place around who would provide food and what activities were to be provided. Hub City volunteered to provide the Bounce House. Josh was working on the food and it was decided that a special board meeting at a later date would be needed to finalize all the specifics.

Executive Session:

The Board went into executive Session to discuss delinquent accounts, fines and solutions.

The Board resumed its normal session and voted to change the bill language to increase the late fee to \$25.00 per month. That language and change will be implemented in September 2022 with Required notices to the Homeowners per the CC & Rs.

Meeting was adjourned at 6:50 p.m.