

## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

September 8, 2022

The Meeting came to order at 6:09 p.m. Present was Josh Logan, President, Mike Louk, Vice-President, Kevin Deyette, Treasurer. Absent was Tanner Ferguson, Secretary and Barry Duran, Member at Large. Three homeowners were present as well.

The Minutes of the Board of Directors meeting of August 3, 2022 was approved by the Board with one correction to the spelling of the word, "Association" as moved by Kevin Deyette.

Homeowner Comments: Comments were presented by Hub City in on behalf of two homeowners that had called in regarding parking issues on the city streets within the HOA. The Board agreed that these are issues for the homeowners but that the enforcement of parking violations lies solely with the City of Albany. Hub City to inform the homeowners that requested input.

Backflow testing: Hub City presented information about several backflow testing companies which provided services in the approximately cost of \$60 per home. A bid for \$45.00 for presented and research was done that this was the normal fee of \$45 - \$60 per household. Easedale presented a bid for \$25.00 per home. It was moved and seconded to awarded Easedale Backflow testing the contract for this year to be done in the month of October.

Basketball Court: The Board discussed moving ahead with getting bids for installation of a basketball court. Hub City to schedule onsite visits with court installers to allow Mike Louk and other board member to attend to discuss size and types with contractor. Board discussed members availability to attend and it was decided that after 10:00 a.m. on weekdays and/or on the weekend would be best. Hub city to look into getting the bids scheduled.

Alternate Landscaping for areas on Gold Fish Farm Road and Knox Butte Road: The Board discussed the bids presented by Sherba and Maciel. The consensus was that the bids were too expensive and wanted to consider alternatives as well as the cost vs. savings. Hub City to analyze the increase in costs for irrigation during the summer months in that location and present to the Board at the next Board Meeting.

Committees for Work to be Done: Hub City asked if we could bring an Agenda item for next month to discuss putting in place committees for help on maintenance and cleanup items, i.e. tagging cleanup.

Tagging and Responsible Party: Mike Louk spoke to Albany Police Department about getting information regarding the responsible parent for the juveniles identified as responsible for tagging int he area. APD indicated that they have a non-compliance officer that can contribute expense. Hub City to contact APD regarding monetary contribution or referral to a victim advocacy re: community service and finding out how to hold parents financially responsible.

Tree Trimming: Mike Louk presented that the City of Albany is responsible for tree trimming for those trees located between the sidewalk and street. City is supposed to be in contact regarding a date.

Chips for playground: – Hub City to get bid on installing chips. Probably need 50 yards. Lisa to look or ask Maciel to provide guestimate of chips.

Newsletter: There was discussion about items to be put on the next newsletters. It was discussed that homeowners need to call into City Council and Facebook for City participation for tree trimming and other community events.

Lighting Issue on Rosehill and Goldfish Entrance: Ron Irish said that County put in lights and the City will not be putting lights in because of wiring installation expense. Elma Louk suggested marker reflectors or possible HOA owned LED reflector lights. Mike suggested battery powered or solar powered light. Lisa to get bid from Handyman to put in 8ft pole above ground with LED or solar lights. Dave made a suggestion that we check and see if its HOA owned area. Where is easement? Elma suggested ground flood lights. Lisa to get bids.

Fence Repair: Motion made and passed to award bid to Phillip Bergman for fence repair.

Non-owner Occupied Homes: . Discussion took place about the amount of non-owner occupied the number is restricted in the CC&Rs to 25%. Hub City stated that the actual percentage was under 15% at this time. Discussion took place as to what entails non-owner occupied and future processes for approval if we reach the 25% limited Josh believes interpretation for non-owner occupied is non owner occupied, does not apply to family.

Insurance:

Insurance bills were presented to Board for approval. Motion was made by Kevin Deyette to approve general liability payment for \$476.00

Motion made and seconded to pay bond insurance.

Board approved payment of insurance.

Hub City Invoice: A motion was made and approved to pay Hub City's bill

National Night Out: . Kevin asked if we want to continue with night out. Bounce house need to stay longer. Discussion about sponsors and more bouncy houses. Elma discussed volume rentals.

Executive Session – Past Due Accounts were discussed. No decisions were made in executive session.

Returned to General Meeting

Meeting was adjourned at 7:00 p.m.