

## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

October 20, 2022

The Meeting came to order at 6:00 p.m. Present was Josh Logan, President, Mike Louk, Vice-President and Barry Duran, Member at Large. Three homeowners were present as well.

The Minutes of the Board of Directors meeting of September 9 was approved by the Board.

Homeowner Comments: An appeal was made to remove an ARC fine. There were questions and discussion were about timelines and painting contractor schedules and how the painting was completed before ARC approval. ARC approval was given after the painting occurred. Tabled until executive session.

Backflow testing: A motion was made and seconded to approve paying Easedale Backflow for backflow testing when invoice is received.

Alternate Landscaping for areas on Goldfish Farm Road and Knox Butte Road: Hub City gave figures for watering for approximately five months and discussion took place regarding the costs savings of having to not water. IT was decided that the matter would be tabled until the Board appointed the new member.

Fence Board Repairs: It was noted that Phil Bergman had completed the fence board repairs as authorized. Also Mike Louk noted that he was also installing the one solar light as approved by the Board at the last board meeting.

Chips for playground: – Hub City presented options and prices for wood chips for the playground area. It was moved and seconded that Lisa would coordinate with Josh Logan on delivery and spreading – weather permitting.

Tagging and Responsible Party: It was reported by Hub City that the tagging that was previously done wherein arrests were made was not, according to APD, done by residents of BSHOA and that no more information could be obtained. Mike Louk also spoke with APD regarding this. There was also discussion regarding camera's and what type was recommended. No decision was made at this time.

Basketball Court: Hub City presented some general quotes for installation of a basketball court. However, more detailed plans are needed overall for drainage, lighting, etc. Also there was a petition presented by homeowners near the park regarding opposition to the basketball court. No decisions were made at this time.

City of Albany: Mike Louk reported on the meeting with Rick Barnette from the City of Albany regarding trees and sidewalk damage caused by roots. Discussion took place regarding liability, expenses incurred and what areas needed to be attended to and their priority as far as damaged. No motion or decision was made at that time.

Badminton and Rock-Climbing Items for Park: Mike Louk reported on his research for installing a badminton net that could easily be removed in the winter. There was discussion regarding a small rock-climbing wall and the liabilities of that item.

Board Vacancy: Tanner Ferguson, Secretary tendered his resignation on October 20, 2022, prior to the board meeting. Discussion took place regarding the process for appointing a new member. No decision were made, however, it was suggested that the Board members would post the vacancy on the BSHOA Facebook site and include it in the next newsletter.

Executive Session: Executive Session took place and overdue balances and violations were discussed in the normal course.

Willamette Community Management Invoice: No resolution on this invoice.

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

ARC Fine: A motion was made and seconded to remove the ARC fine at 247 CN.

Reserve Account: A motion was made and seconded to have Hub City automatically transfer the 1/12 reserve amount on a monthly basis.

The meeting was adjourned at 7:10 p.m.