



MINUTES OF BRIDLE SPRINGS HOMEOWNERS ASSOCTION

June 7, 2022

The meeting was brought to order at 6:00 p.m. Present were Josh Logan, President, Mike Louk, Vice President, Tanner Ferguson, Secretary, Barry Duran, Member at Large. Kevin Deyette, Treasurer, joined shortly after. There were approximately 20 homeowners present including ARC members and past Board members.

Last months minutes were read by Lisa Hoefler of Hub City Property Management. Minutes were discussed and approved by Board members with one correction – that being that it was resolved at the previous board meeting that Hub City would have authority to purchase \$20 gift cards for welcome baskets for new homeowners.

Hub City Property Management was introduced and Tony and Lisa gave an account of their experience and views on community management.

Much discussion took place between the Board, Hub City and homeowners with homeowners participating in the discussion regarding the following:

1. Newsletter previously sent – authority to send, tone and content;
2. Violations – basketball hoops (visibility when stored), garbage cans, tone of violations, etc.
3. Discrepancies of past violation notices;
4. Possible help for those who cannot keep up with yard work, etc.
5. Board involvement in needed in language and tone of violation letters;
6. Possible changes of CC&Rs;
7. Home businesses and using discretion in allowing them;
8. Installation of a basketball court around the park/common area. Concern was voiced about the noise level for those living close to the park. More discussion is needed regarding livability and expense.

Motion was made and seconded that no newsletters would be mailed out with out full review and authorization by the Board of Directors at a board meeting.

Landscaping: A presentation was made by JB landscaping in relation to the Board requesting bids with the intended outcome of keeping the cost of landscaping down, if at all possible. Board informed attendees that a major part of the Association's monthly expenses is landscaping and that an effort was underway to lower this costs by soliciting other bids.

Hub City reported that they had solicited bids from local landscapers and had two interested, but one dropped out leaving the last to provide a bid. Hub City to work with JB Landscaping in getting a formal bid for Scope of Work.

Discussion took place regarding fence boards and the need for replacement of ruined boards both on HOA owned fences and homeowner owned fences. Hub City will look into this and "tag" those boards needing to be replaced and receive bid for work from contractor.

It was noted that the Mike and Elma Louk had been cleaning up graffiti and tags around the property and a formal thank you was issued on behalf of the Homeowners and Board.

Mike Louk brought up the issue of safety at the intersection off of Rosehill and Goldfish Farm Road and possible options for lighting, warnings, etc. Mike is working with the City for possible solutions.

Board then temporarily adjourned and dismissed attendees to go into executive session to discuss financial records, violations, past due accounts and other confidential information presented by Hub City..

After returning to regular board meeting, two homeowners attended the remainder of the meeting and the following motions were voted on and adopted:

1. Hub City approved to send out violation letters with approved language from the Board;
2. Hub City was approved to send out past due notices as a matter of routine bookkeeping practices;
3. Hub City to pursue collection of extreme past due accounts by virtue of contacting title companies, etc . Hub City to also pursue history of one former homeowner with a continued outstanding balance;
4. Hub City approved by the Board to file liens on current homeowners after 1 year past due regardless of balance;

5. Hub City to work on assessing the number of fence boards needing to be replaced and get a bid for replacement and approval by the Board.
6. Hub City to get bids from contractors for installation of Basketball court in the common park area.
7. Hub City authorized to pay its HOA management bill.

Meeting was adjourned at approximately 7:30 p.m.