

## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

November 10, 2022

The Meeting came to order at 6:05 p.m. Present was Josh Logan, President, Mike Louk, Vice-President, Kevin Deyette, Treasurer and Barry Duran, Member at Large. Three homeowners were present.

Approval of Minutes: The Minutes of the Board of Directors meeting of October 20, 2022 was approved by the Board.

Visitor/Homeowner Comments: There were no homeowner comments.

Schedule for 2023 Board Meetings: Hub City tried to schedule rooms at the Linn County Fair and Expo but due to their schedule being busy, availability was intermittent. It was decided that we would look for another venue as the Board preferred to keep the meeting date consistent on the first Thursday of the month.

Financial Reports: Kevin Deyette read the financial reports and bank reconciliation. The Board voted and approved the financial reports for October, 2022.

Classes for Board Members: Hub City spoke about becoming members of an association of HOA managers. The benefit to BSHOA would be the offering of classing for existing and new members. It was suggested that it would be good to implement a class for new Board members who have not served on any HOA Board.

Sidewalk Repairs: Mike Louk reported on the meeting with the City, Rick Barnette, regarding roots and sidewalk damage. The City noted that they have no funds or resources to remedy the situation but wanted to work with BSHOA and work out a mutually beneficial solution. The Board members discussed costs, needs and liabilities. No resolution or decision was made at this time.

Backflow testing: It was noted that Easedale Backflow had completed the backflow testing and that their invoice would be paid by Hub City upon receipt as it was previously approved for payment by the Board.

Tree Trimming: Some tree trimming has been done by the City. Board discussed waiting on completion before enforcement of trimming overgrown trees owned by Homeowners that are affecting sidewalk and common areas.

Reoccurring violations: It was brought to the Boards attention that there needed to be language to specify whether a violation is a repeat violation of the same act/issue or a new violation, depending on nature, reoccurrence and time frame. A motion was made and passed to draft a Resolution stating that any repeat occurrence of a violation within a 30 day period would be considered the same violation as unremedied and would be assessed a fine per the Financial Penalties Resolution. Hub City to draft the Resolution for review at the next Board Meeting.

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Chips for playground: The Board discussed timing of delivery of chips and enlisting volunteers. Josh Logan offered to coordinate volunteers and would work with Hub City to set a time for delivery from the Bark Place, weather permitting.

Badminton/Rock Climbing Apparatus for Park: The Board discussed cost and liability for a small rock climbing wall. It was also discussed that a Badminton net would be the most feasible and less expense and maintenance

Board Vacancy: Ralph Menweg and Dave Villani applied for the appointment of the vacancy left by Tanner Ferguson. Each candidate was given time to present information about themselves. The Board took a vote and appointed Ralph Menweg to fill the vacancy effective immediately. Ralph Menweg will fill out the remainder of the term vacated by Tanner Ferguson.

Executive Session: Executive Session took place and overdue balances and violations were discussed in the normal course. Also discussed was presenting past due accounts for collection. The Board requested to review the contract with their present attorney regarding collections.

Hub City Invoice: A motion was made and approved to pay Hub City's invoice for October, 2022 .

The meeting was adjourned at 7:15 p.m.