

BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING MINUTES

January 26, 2023

The January BSHOA Board meeting came to order at 6:00 p.m. Present was Josh Logan, President, Mike Louk, Vice-President, Kevin Deyee, Treasurer, Ralph Menweg, Secretary and Barry Duran Member at Large. Five homeowners were present.

APPROVAL OF DECEMBER MINUTES: The Minutes of the Board of Directors meeting For December 8, 2022 was approved by the Board.

FINANCIAL REPORT:

Kevin reviewed and read the financial reports for December 2022 as well as the YTD total Profit and Loss.

VISITOR/HOMEOWNER COMMENTS:

1) Two Homeowners, Colby McCarthy and Marie Horn, discussed the issue with the indigent person that was residing in the wetland area of Tract H. They related an incident where the person was harassing their dogs, the police was called and the person was arrested. The police informed the homeowners that this man was dangerous so the homeowners wanted to make the Board aware.

A motion was made and passed that Hub City will send out an email to all residents informing them of the incident and to be aware.

Hub City also indicated that they had previously been made aware of the situation by a Board member and that they had called Albany PD and requested a copy of the police report.

2) Hub City reported that the owner of the fence at the corner of Knox Bue and Bridle Springs had asked to have the Board consider replacement of the fence with a more permanent type of fence. The Board reiterated that they had discussed this before but that they were unwilling to move forward with it because of expense.

A suggestion was made to draft a letter to owners of Knox Bue to have them remove the dirt and debris piled against the fence and to expend money to send the notice to US Mail. Hub City to draft a letter and send to Board members for their input.

TREE TRIMMING:

Discussion took place regarding sending notices to homeowners about tree trimming. This was tabled for future discussion and action.

REQUIREMENTS FOR SERVING ON THE BOARD:

There was discussion by the Board regarding the need for minimum qualification for Board Members to hold office. It was noted that there had been issues in the past with Board members holding office without experience or knowledge and not following rules of CCRs, etc.

It was suggested that Board members bring ideas to the next Board meeting or send them to Hub City for discussion and resolution at the February Board meeting.

The Board discussed the need for an emergency meeting to get the Resolution in place as soon as possible because of the meline and upcoming vacancies and election.

PLAY STRUCTURES IN PARK:

Mike Louk presented information and asked the Board to consider a play structure and badminton/volleyball net. A play structure was decided upon from the examples given by Mike. It was also decided to get a bid for the badminton/volleyball net.

The reason for the decision to not have a basketball court was given again due to strong opinions from homeowners in the park area against the noise as well as the high cost of installation.

Dave asked the Board to consider the noises of the volleyball court. Josh suggested geng homeowners' buyoff on the volleyball court.

It was also suggested that we get a bid from John of Blue Ocean as it would be prudent to have the work performed by a licensed, insured contractor, especially for the play structure.

Tether ball was also suggested.

It was moved and passed that the HOA purchase a play structure as agreed upon and that bids be obtained for installation.

NEW MEETING ROOM/SCHEDULE:

There was considerable discussion around finding a new venue. It was tabled until the next meeting to allow more time to find other options.

A moon was made and passed to adhere to a schedule and that the monthly meeting would take place the second Thursday of each month and would be posted on the BSHOA website.

MAINTENANCE SCHEDULE:

Mike Louk presented the maintenance schedule for maintenance and repairs of the common area. It was adopted by the Board.

LANDSCAPING NEED:

It was reported that there was moss in the park area and that it was not an item included in Maciel's scope of work. Hub City to get a bid to treat for moss in the common area park and ask Maciel to be more proactive on landscape needs.

COLLECTION OF PAST DUE ACCOUNTS:

There was general discussion about processes to collect on past due accounts.

A Moon made and passed to have the Legal Counsel to retain current accounts that were referred to their firm for collections.

A Motion was made and passed to solicit input from several collection agencies and schedule their representatives to come and speak with the Board.

WEBSITE SERVICES:

Ralph volunteered to meet with Ken Meeks, the website consultant regarding the website maintenance.

RESERVE STUDY:

There was a question brought forward regarding how to make the Reserve Study available to the homeowners. The Board agreed that it should continue to be mailed out once annually with the billing statement.

HUB CITY INVOICE:

It was moved and passed to pay Hub City's monthly invoice.

HOMEOWNER QUESTION REGARDING RENTAL OF HOME:

The process for allowing rentals was discussed as well as implementing a fee for that application in the amount of \$250. It was moved and seconded to Draw a Resolution outlining the rental application process and \$250 fee with Hub City charging \$60 to implement each application process with new applications moving forward.

EXECUTIVE SESSION:

The Board went into Executive session and returned to normal session reporting that there was discussion regarding retaining the attorney to handle three accounts for collection and the need to be more proactive in pursuing past due accounts.

A Motion was made and passed for Hub City to request an itemization of work done on the three accounts currently with their office.

The meeting adjourned at approximately 7:40 p.m.