



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

February 9, 2023

The meeting came to order at 6:00 p.m. Present were Josh Logan, President, Mike Louk, Vice-President, Kevin Deyette, Treasurer, Ralph Menweg, Secretary. Also present was homeowner Dave Villani and Misti from Cascade Collections.

### APPROVAL OF JANUARY 2023 MINUTES:

The Minutes of the Board of Directors meeting of January 12, 2023 were approved by the Board.

### FINANCIAL REPORTS:

Kevin Deyette, Treasurer read and reported on the financial reports for January, 2023.

### QUALIFICATIONS FOR BOARD MEMBERS:

The list for qualifications submitted by Ralph and Mike were discussed and vetted. It was moved and passed to make a resolution outlining the qualifications as on the attached sheet and to print and mail this resolution to the homeowners so that they can be eligible to run for the vacancies that will come up this summer. Hub City to bring a draft of this letter to the next Board meeting for input/approval.

### BADMINTON/VOLLEYBALL NET INSTALLATION:

Mike Louk will pursue getting bids on installation of volleyball/badminton net.

### WEBSITE SERVICING:

Ralph Menweg indicated he would like to look at the website and see if he can help with additions and corrections. Otherwise we will need to keep Ken Meeks on as website expert.

### LANDSCAPE IMPROVEMENTS:

Mike and Ralph discussed different landscape improvements and Maciel's bid for Moss Removal was presented by Hub city in the amount of \$2800. It was moved and passed to gather additional bids to see if Maciel's bid was within the normal range. Kevin to ask his landscaper to submit a bid.

FENCE UPKEEP AND MAINTENANCE:

It was moved and seconded for Hub City to send out a letter to the owners of the homes bordering fences to alert them of needed maintenance of the fences and to help by removing all dirt, debris and items that were stacked up next to the fences.

HUB CITY INVOICE APPROVAL:

It was moved and approved to pay Hub City for the monthly invoice submitted.

PREVIOUS RESOLUTION STATUS:

It was discussed whether or not the previous Resolutions needed to be recorded with Linn County. Hub City advised that research shows that most resolutions have not been recorded. The Board agreed to split up the years of minutes and to read through them to ascertain whether there were Resolutions that were not documented through the past 20 years. The Board will report on its findings at the March HOA Meeting.

EXECUTIVE SESSION:

During Execution Session, Misty from Cascade collections made a presentation for collection of past due accounts. The past due accounts as well as the attorney's processes were discussed regarding delinquent homeowners and those three remaining ones that are under the control of the attorneys. The Board returned to regular session and reported the discussion outlined above.

RETAINING COLLECTION SERVICES VENDOR:

It was moved and passed that Cascade Collection Agency be retained for collection of all accounts past due for a six month time period or more.

The meeting was adjourned at 7:45 p.m.