



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

March 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 homeowners Dave Villani, Steve and Catherin Wilson and Elma Louk, as well as one Zoom participant.

### APPROVAL OF FEBRUARY 2023 MINUTES:

The Minutes of the Board of Directors meeting of February 9, 2023 were approved by the Board.

### FINANCIAL REPORTS:

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

VISITOR/HOMEOWNER COMMENT: Steve Wilson requested clarification of whose responsibility it is for those trees growing between sidewalk and street as one of those trees had grown roots into the underground sprinkler system. The Board discussed that it was ultimately the City's responsibility. Mr. Wilson had already contacted Rick Barnette of the City. No ARC approval is needed for partial or whole removal of the tree in question.

TRIMMING OF TREES: Because of current weather conditions, it was decided that the walk to review the need for tree trimming would be postponed for at least one more month.

### QUALIFICATIONS FOR BOARD MEMBERS:

The Board reviewed the list of criteria as previously approved by Resolution on February 9, 2023 with Josh Logan asking it to be put on record that he did not agree with all the criteria, especially the qualification that cited reasonable knowledge of the CC&Rs. The Board also reviewed the Resolution language and made changes to streamline the language of the Resolution.

REVIEW/COLLECTION OF PAST MINUTES BY BOARD MEMBERS: The Board Members and Dave Villani gave brief descriptions of what they had found and discussion centered around re-occurring issues, some of which being basketball court, drainage in park area and landscaping/moss treatment. No decisions were made.

MOSS TREATMENT BID: Hub City stated that several calls were made to landscapers and that moss treatment was one that required a chemical applicator license, thus the high cost of the bid and lack of landscapers that are willing to do the work. Kevin Deyette suggested that we move forward with Maciel. Mike Louk asked that Hub City contact Maciel to see if removing the area along Goldfish Farm and Knox Bute would help lower the cost of moss treatment.

ARC COMMITTEE REQUIREMENTS: Mike Louk brought forth a concern about qualifications for ARC committee members and the need for them to know that they must follow the ARC requirements in the CCRS. The Board discussed the need or lack of need for any ARC requirements and no decision was made.

NO TRESSPASSING SIGN: Mike Louk to get the contractor to reinstall the sign at no charge since Mike had requested a sturdier pole the first time.

WEBSITE SERVICING: Hub City reported on recent costs by Ken Meeks of servicing the website. Dave Villani offered to help as that was his area of expertise. Hub City to get Mr. Villani contact information for GoDaddy so he can log in and assess the site requirements.

#### HUB CITY INVOICE APPROVAL:

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

#### EXECUTIVE SESSION

During Execution Session it was discussed that Cascade Collections had been retained and that the Board needed to direct which past due accounts need to be sent for collection by Hub City. Hub City read the resolution dealing with fees, fines and collection to the Board to document their authority to pursue collection action.

The Board returned to regular session and reported the discussion outlined above. A motion was made and passed that all accounts in arrears of six (6) months (in accordance with last months' Resolution), with the exception of the three that are with the attorneys at present, would be turned over to Collections. Hub City to gather all pertinent information and proceed with this action. Also Hub City to provide a letter to those homeowners that if their account was not brought current within one week of receiving this notice, they would be turned ed over the Cascade Collection agency collection of past due amounts as well as all collection fees allowed as per their authority in the CC&RS.

The meeting was adjourned at 7:35 p.m.