



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

July 13, 2023

The meeting came to order at 6:00 p.m. Present were Josh Logan (via Zoom), President, Mike Louk, Vice-President, Kevin Deyette, Treasurer, Ralph Menweg, Secretary. Also present were six homeowners via Zoom and four in person.

APPROVAL OF JUNE 2023 MINUTES:

The Minutes of the Board of Directors meeting of June 2023 were approved by the Board.

FINANCIAL REPORTS:

Kevin Deyette, Treasurer read and reported on the financial reports for June 2023. The report also included what he had researched transferring the reserve account. A motion was made and passed to transfer a portion of the reserve account to Central Willamette Credit Union in order to earn a higher yield on the reserve monies. Kevin and Hub City to meet at Central Willamette to open the new money market accounts.

VISITOR/HOMEOWNER COMMENT:

Homeowner, Nick Scarborough brought forth a concern about the amount and frequency of the late fees assessed to homeowners. The Board indicated that they would take this under advisement and discuss it further at a later date.

An Administrative Assistant provided input on behalf of homeowner Neil Slater regarding the Board's recent request that he follow the CC&Rs and give notice to the commercial daycare that is operating out of his home. The person speaking on behalf of Mr. Slater gave information as to why the homeowner believed that the ORS statutes and recent House Bill "trumped" the CC&Rs, thereby allowing the daycare to continue. The Board discussed it and took the same position that home businesses were not allowed in Bridle Springs pursuant to the CC&Rs and that these CC&Rs were not trumped by the statute allowing daycares in residential areas. No other decisions were made at this time.

VOTING PROCESS: The Board discussed the need to send out ballots and proxies for the upcoming homeowners meeting set for August 1st. Hub City to mail out hard copies as well as email copies to the

homeowners. Included in the ballots/proxies will be a one page document providing information on each candidate based on the candidates submission to Hub City.

IRRIGATION ISSUES: Hub City reported that Maciel had been working on the sprinkler repair but noticed that repairs had been apparently made by the City after Hub City had requested they address the damage done by the new concrete. Hub City was unaware that the City was making these repairs. However, Maciel has concluded those repairs and has been asked to continue with the other sprinkler repairs as needed.

NEWSLETTER: The Board discussed the need for a newsletter with information about the National Night Out – Annual Meeting as well as the new mailbox covers and pads being installed.

ADDITIONAL CAMERAS: Ralph Menweg requested two additional cameras in the park to cover areas that are not visible with the two cameras in place. There was discussion and concern voiced about the viewing of the camera footage, how often and when necessary. It was decided that in the event the camera footage needed to be view, Hub City would be pay at the hourly rate to view the footage and turn over to the police.

ANNUAL MEETING: The Board discussed the need for ordering food, entertainment and face painting for the Annual Meeting. A motion was passed to approve Hub City to order food from Qdoba and a larger bouncy house. Josh Logan will schedule a face painter for the children.

TRACT H MAINTENANCE: The cleaning on Tract H was discussed along with the bids. Hub City to award the work to the lowest bidder, Pfits Landscaping.

HUB CITY INVOICE APPROVAL:

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

EXECUTIVE SESSION: The Board went into executive session to discuss the Daycare issue as well as the late accounts. No decisions were made in executive session.

The Board returned to regular session and reported what was discussed and the Board also re-iterated that the Board would continue the previously stated course in working with Homeowner Neal Slater to discontinue the use of his home for an unauthorized daycare.

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