



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

October 12, 2023

The meeting came to order at 6:00 p.m. at Cascade Grill, 110 Opal Court, Albany, OR.. Present were Josh Logan, President, Mike Louk, Vice-President, Kevin Deyette, Treasurer, Dave Villani, Secretary. Also present were 10 in person community members, there was no Zoom do to internet issues.

APPROVAL OF September 2023 MINUTES:

The Minutes of the September2023 Board of Directors were approved by the Board after comments camera comments were updated.

TREASURER BOARD POSITION: It was brought to the Board's attention that the Treasurer position should have been voted on at the annual meeting due to Kevin stepping into the position mid-term. Upon discussion, Kevin voluntarily removed himself from voting. No motion was made or passed to ask Kevin to remove himself or to be removed from voting. The board suggested that a lawyer be asked what to do since 2 meetings have passed and decisions have been made. The Board would like Kevin to stay on but needs to hear from the lawyer.

VISITOR/HOMEOWNER COMMENT:

345 Churchill Downs fine appeal. Homeowner was not present and unable to attend via Zoom due to internet issues. Lisa (Hub City) spoke on their behalf. We have not received an updated copy of lease agreement. They would like the fines appealed due to misunderstanding of CC&Rs. The Board has not received proper documentation on what type of daycare it is and when it was first licensed. Per lawyer they can still be fines for intermittent occurrences and per the CC&Rs the fines would be \$50.00 1st occurrence \$100.00 2nd occurrence, and \$200.00 for each occurrence after that. One resident stated that no one is living there. The Board denied waiving the fees.

225 Casting Fine and ARC Denial appeal. The Board overruled the ARC committee and approved the white rocks but is still hold the homeowner responsible for the fine only and is waiving the late fees.

206 Casting holiday lights fine appeal. The Board waived the late fees and interest if the homeowner paid the fine. Homeowner paid the fine at the meeting. The fence facing Goldfish has partial felled down and the owner was told that the Board would pay for half and the Board had not said that.

Dead Tree in strip on Casting. It is a city tree and the Board advised the homeowner to get it in writing that the City is fine with the removal of the tree. Lisa (Hub Cit) spoke with Dan from the City, and he stated anything 6 foot around needed a permit to remove. If the homeowner wishes to replace the tree no ARC approval is needed. Dead tree on Dogwood and Goldfish Mike talked to Jay and it is a city tree.

FINANCIAL REPORTS:

Lisa (Hub City) read and reported on the financial reports for September 2023, due to the issue with the Treasurer's position vacancy. There was an increase in water cost due to the increase in all services. There was noted that there was a large liability due to prepayments of Association dues and a large check from the attorney for fees they received from delinquent owners. The Board Approved Hub City Invoice after discussion of charges for drafting resolutions and lawyer fees regarding consultation on daycare.

MACIEL ROCK INSTALLATION: It is noted that no weed barrier or grass was dug out prior to placing the rocks down. Maciel is putting Roundup down and digging grass away from the edges. The landscaper will be spraying the area to keep weeds down and that should be a part of their yearly contract. Lisa (Hub City) to check with the City to ensure water to the common area is turned off.

BOARD VACANCY CANDIDATES: Mike Louk resigned his position of Vice President. Leaving two positions open, not including the Treasurer's position. Brandon Alexander was approved by the Board for Member at Large and Eric Aguinaga was approved as Vice President. Eric resigned from his position on the ARC committee. ORS 94.777 (1980) was brought up regarding Kevin's position. The Board agreed that the lawyer should be consulted. Sidney Thomas requested to be on the ARC committee.

SHED IN COMMON AREA: This was tabled as the Board did not have the information. Issue has been tabled.

CAMERAS AT PARK: Current status of cameras are one is not charging and the other was does and they have not been put back up. Dave has the cameras and the disk have been wiped. Dave to look into the cost of a different type of camera system. The suggestion of cameras with DVRs would have a cost to that system and may need to have a resolution added due to the taping of the common area. The current cameras are trail cameras and only snap a picture when something moves into the field of view. BY the next meeting, the Board is to draft a resolution about where the cameras are place, when they will ed placed, how long the footage will be held for, and who will have access to the footage.

LANDSCAPE IMPROVEMENTS: Tulip tree bids, Lisa (Hub City) to get more bids for tulip tree. The tree on Churchill Downs is overgrowing and pushing a Homeowners fence. Maciel stated they would trim it for free. Board approved.

SIGNS: Tabled.

MONTHLY MEETING LOCATION: Lisa (Hub City) to check with Library for different day. Also suggested was ZOOM, The Barn, Albany Regional Museum, and the Fairgrounds.

APPROVAL OF HUB CITY INVOICE: Approved

EXECUTIVE SESSION : The Board discussed past due accounts and violations. Hub City is reaching out to owners to have them make payments and obtain an email address from them if none is on file. No homeowners remained to come back into session.

BOARD CRITERIA: A motion was made, seconded and passed to revoke the previous Resolution outlining criteria to qualify to run for election of any future Board positions.

HOLIDAY DECORATIONS: The Board wanted it noted that Christmas lights can only be out from 11/25 - 1/25. Hub City will send a reminder in November.

Halloween and Christmas yard Decoration competition was discussed and a motion was made, seconded and passed to hold holiday decoration contests with the following case prize awards: Halloween prizes are 1st \$200, 2nd \$100, and 3rd \$50. Christmas prizes are to be 1st \$250, 2nd 150, and 3rd \$100. Board or their proxy will vote on lights, decorations (house and yard). All residents are encouraged to participate. Prizes will be delivered to the house. Hub City to obtain signs for Christmas winners. Board also wants to add to next agenda, rescinding board requirements for positions.

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