



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

November 9, 2023

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Josh Logan, President, Eric Aguinaga Vice-President, Dave Villani, Secretary and Brandon Alexander, member at large. Also present were 4 in person community members, there was no Zoom due to internet issues.

APPROVAL OF October 2023 MINUTES:

The Minutes of the October 2023 Board of Directors were approved by the Board. Barb (Hub City) to send the last 4 approved meeting minutes to Dave.

VISITOR/HOMEOWNER COMMENT:

- A. One resident would like soccer nets for the park. Board advised that the resident use removable nets due to drainage issue with the field.
- B. Board okayed the removal and disposal of the volleyball net and asked Lisa (Hub City) to call contractor and have them meet with a Board member to talk with contractor about cementing pole down.
- C. Suggestion was made about a Lost and Found box for items left in the park. Board suggested putting items found on the BSHOA Facebook page.
- D. Owner asked for clarification about the objective of the HOA. Boards assured the owner that it is Owner centered. The Board looks at the intent of the owner and only intervenes when the owner does not comply with CC&Rs.
- E. The Board will look into creating a highlight packet of the CC&Rs that would be given out along with the CC&Rs to the homeowner to aid with understanding the CC&Rs better.

FINANCIAL REPORTS:

Josh Logan read and reported on the financial reports for October 2023 and circulated a copy for the owners to look at. It was noted that there is fewer owners with late payments.

BOARD TREASURER POSITION:

Board discussed the conversation with the lawyer regarding Kevin being the treasurer and the lawyer stated that the decisions Kevin voted on were allowed and that him staying on as the treasurer would depend on the CC&Rs. Per the CC&Rs Kevin can continue in the position or the Board can appoint someone. Eric to reach out to Kevin.

CAMERAS AT PARK:

Dave looked into the rules for cameras used by other associations and is looking into verbiage for a resolution that will be brought before the Board. Dave will work on a draft for the next meeting.

SHED IN COMMON AREA:

Eric will reach out to Mike to obtain the plans that he was working on. Lisa (Hub City) to research setbacks for the area where the shed in to be placed.

MEETING VENUE:

The Board agreed to the next 3 meetings to be at Cascade Grille. Other venues mentioned were: Natty Dresser, Tricor, Zoomies, The Barn, and the Fire Dept.

PLAYGROUND EQUIPMENT INSTALLATION:

The equipment was delivered and being stored at Lisa (Hub City) property. Several Board member are reaching out to contractors they know to find a licensed, bonded, and insured contractor to put the equipment together. Also, arrangements to pick up the equipment from Lisa's property will need to be made. The equipment weights over 600 lbs.

ARC COMMITTEE POSITION VACANCY:

Sidny Thomas volunteered to take open position of the ARC Committee and was approved by the Board. The Board has dismissed Ralph Menwig from the Committee and asked Lisa (Huub City) to send him a Thank you for your service letter. Board would like a monthly update on the amount of ARC request. It was suggested that there be a monthly meeting of the committee to educate new members. There was a suggestion for the Board to update the approved color list. Sydney offered to walk Homeowners through the ARC process.

ORS 94-YEARLY REPORT TO HOMEOWNER CLARIFICATION:

A homeowner has sent a letter to Lisa (Hub City) that the Board has not prepared the Annual Balance, Profit and Loss for July 2022-June 2023 to be disturbed to each owner. Lisa to run report and send to Dave. Lisa (Hub City) to send an email with information Homeowner.

APPROVAL OF HUB CITY INVOICE: Approved

Board liked the Santa signs for the Christmas contest and added a Clark Griswold prize.

EXECUTIVE SESSION :

No EXECUTIVE SESSION

The meeting was adjourned at 7:10 p.m.