



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

May, 2023

The May 2023 BSHOA Board meeting came to order at 6:03 p.m. Present were Josh Logan, President, Mike Louk, Vice-President, Kevin Deyette (via Zoom), Treasurer, and Ralph Menweg, Secretary. Three homeowners were present.

APPROVAL OF PREVIOUS MONTH'S MINUTES: The Minutes of the Board of Directors meeting of April, 2023 were approved by the Board.

FINANCIAL REPORTS: Financial Reports were given by Mike Louk as Kevin not available at the beginning of the meeting as he was travelling.

VISITOR COMMENT/INPUT: There was discussion about the use of the common area park for larger groups of guests, i.e. a company picnic. No decision was made. Hub City to gather more information.

BOARD WALK: Josh Logan presented a proposal to have a "Board" walk or pavers of recognition for Board members in hopes that it would encourage homeowners to be involved with the Board and/or run for Board positions.

PLAYGROUND EQUIPMENT: Hub City to order the play structure and contractors to be contacted for bids installation when product arrives.

NEWSLETTER: Josh Logan volunteered to write the newsletter and asked for Board members to send him their contributions.

COMMITTEES: Mike Louk proposed the need for committees to help with grounds beautification and items that come up where homeowner work and contribution are needed.

SPRINKLER AUDIT: Michel Louk stated the need for a sprinkler audit to see which ones were working and/or need attention.

HOME BASED BUSINESSES: Discussion took place with input from homeowners present regarding homebased daycares. It was noted that recent attention had been drawn to a couple of homes that may be running licensed daycares. Mike Louk cited concerns with enforcement and ORS 94.77. Josh Logan and homeowners sited the need to be cognizant that these daycares provide a livelihood to the homeowners. Ralph Menweg proposed having a planned timeline to require BSHOA existing home

based businesses to discontinue conducting business pursuant to the CC&Rs. The Board requested Hub City to seek out an attorney and schedule a time for legal counsel on this and other matters

MAIL BOX COVERS: Ralph Menweg presented an updated plan to construct coverings for the mail box areas. He presented options and costs. The Board passed a motion to move ahead with the proposed plan. Ralph Menweg to work with the post office and contractors to move ahead with the project.

GOOD OF THE ORDER: There was discussion about some changes in the front yard of homes and what changes required ARC requests. Hub City to make note of from yard/landscape changes on drive throughs.

EXECUTIVE SESSION:

The Board reported it had no new issues to discuss in an Executive Session.

The meeting was adjourned at approximately 7:14 p.m.