

## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

August 17, 2023

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

### APPROVAL OF JUNE 2023 MINUTES:

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

### FINANCIAL REPORTS:

Josh Logan, President read and reported on the financial reports for July 2023. The new account was not able to be started at Central Willamette Credit Union because all the correct board members were not there. Transferred money to Umpqua Bank Money Market due to higher rate of Return. Discussed the water amount being higher due to the pipe issue. Lisa (Hub City) to meet with Kevin regarding the budget and mailing it out toward the end of September.

### VISITOR/HOMEOWNER COMMENT:

Only one issue was raised and that was how to go about getting ARC approval and how to appeal penalties.

LANDSCAPE KNOX BUTTE and GOLDFISH: There is still issue with broken sprinkler on the common area on Canterbury. The sprinkler issue is causing moss to grow of fence along Canterbury. During the sprinkler audit the sprinklers were turned down however, due to the moss issue they need to be turned down more. They cannot be turned off completely because would affect the common areas of Bride Springs, Knox Butte, and Goldfish. It was discussed about replacing Maciel with a new company and Lisa (HubCity) will be getting the estimate and advise the Board at next month's meeting. It was also discussed the need to remove the tree (community tree) that is resting of the roof of a resident's home.

BEAUTIFICATION COMMITTEE: Discussed HOA fee discount for members of the committee and those reduction will start when committee starts. Committee will be using chemicals to control weeds in tract H. It was brought up to check the ORS to ensure we are not using a chemical of their list and if so proper notification is sent to residents about potential dangers. It is the responsibility of the committee to ensure the fence along Knox Butte does not turn green or had moss growing and that the weeds in the sidewalks are taken care of. One member would like flowers to be planted in the common areas.

APPOINT BOARD POSITIONS:

President: Josh Logan

Vice President: Mike Louck

Treasurer: Kevin Deyette

Secretary: Dave Villani

Barry Duran resigned his position due to personal reasons. There was discussion of how to handle proxies for next year's vote and that they need to be turned into the secretary and not at the annual night out, due to the need for votes to remain confidential. There was discussion if appointing members to the board should have the same rules as voting on the members. It was discussed that the current way does not allow for more home owners to be able to participate if they wanted to and that the board could vet or interview anyone they wanted to appoint to the board and the members of the board would need to vote on their appointment.

ANNUAL NIGHT OUT: Overall the attendance was the best, the food was good, and Bounce house was a hit. There was a suggestion to create a reminder to be able to use the same vendors for next year. Character appearances did not go over well and would not suggest them for next year. The budget for the event was discussed and due to the purchasing of tables, bounce and insurance for bounce house, printing of flyers, and food costs higher; the budget was exceeded. It was also noted for next year, order more steak and yellow rice as those items went quickly. There was also a suggestion to purchase coolers for use during community events.

SHED APPROVAL in PARK: The Beautification Committee would like to turn the Bus Shelter into a shed to store items for the Beautification committee and other items such as tables, coolers, lights, etc. The shed is to have lap siding, metal door, and peaked roof to match the houses in the community.

EXECUTIVE SESSION: The Board went into executive session to discuss Drive-by violations, ARC walkthrough violations/Resolutions, and daycare/home business issues.

RETURN TO REGULAR SESSION: The Board returned to regular session and discussed actions for topics discussed in Executive Session. The Board voted to remove the requirement of notification of paint and fence violations to be by mail and registered mail instead notification is to be by UPS delivered letter. All other processes for paint and fence violations remain. As for Landscape maintenance the notification goes from mail to email unless we do not have an email address for the homeowner. The board asked Hub City if we can add additional categories to our violations and if we can see if we can get a Read-Receipt for our emails. The home-based daycare is still an issue and Lisa (HubCity) has asked for documentation from the homeowner that it is registered and exempt from the CC:&Rs. The Board would try to find out if the homeowner requested permission to use the home as a rental. The Board suggested going to the neighbors who complained to see if the parking and noise issues have gotten better, worse, or stayed the same. The homeowner agreed to appear at next month's meeting.

The meeting was adjourned at 7:30 p.m.