

BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

September 14, 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 17 in person community members, there was no Zoom do to internet issues.

APPROVAL OF AUGUST 2023 MINUTES:

The Minutes of the August 2023 Board of Directors were approved by the Board.

FINANCIAL REPORTS :

Kevin Deyette, Treasurer read and reported on the financial reports for August 2023. The reserve account is higher due to higher interest rate on new Umpqua account. The HOA is over budget due to Wet Land upkeep, Sprinkler/Irrigation repair, and New Playground Equipment. Board Approved Hub City Invoice after discussion of charges for Professional fee, for phone calls.

VISITOR/HOMEOWNER COMMENT :

Homeowner asked about the process to appeal a violation and was advised to email office@hubcitypm.com to request clarification on the violation and potential ways to cure the violation.

Homeowner asked Hub City to ask board to appeal the ARC violation for oil stain on the driveway that was there before they bought the house. Homeowner has tried numerous remedies, and nothing works. Board moved to remove the violation, stop, and waive the fine. Board would like the Homeowner to get a bid on having someone come out and treat the driveway with Muriatic Acid.

Homeowner asked how long it takes for the ARC committee to decide on their request for White Rock in their front yard and the process if not approved. Timeline and process was discussed with homeowner.

Homeowner asked who is responsible for buckling sidewalks due to tree roots. Homeowner was advised that the city owns the sidewalk however, the homeowner is responsible for maintaining the sidewalk. Homeowner was advised to call the city and file a complaint and was given the number to call. Mike and Ken to continue working on this issue with the City.

LANDSCAPE KNOX BUTTE and GOLDFISH : The board discussed bids for removing the lawn and replacing with river rock, which will lower the water bill for that area. There was a bid for rock for \$27,000.00 that was approved. Hub City to schedule date with Maciel.

BOARD VACANCY : Two residents were brought up as potential board members, however one was not able to attend due to an emergency. Board could not reach a consensus on the one resident present, so voting will take place at the next meeting.

PARK CAMERAS/VIEWING: In relation to a second issue with the volleyball net being vandalized, the Board discussed the need to view film. Homeowners again expressed concern about who was viewing the footage. They were advised that these are only trail cams that snap a picture when movement is detected and that pre the June meeting only Hub City Property Management was to view it within 24 hours of an incident. We were advised that the cameras did not have any battery left and the batteries needed to be

replaced. Lisa (Hub City) has requested someone to teach her how to view the footage.. Dave is obtaining a camera from Mike to reset. Board approved disabling cameras until they can be reset and properly mounted.

BUS STOP CONVERSION: The Board researched, and discussed it would be approximately \$4000.00 to convert the bus stop to a shed for the Beautification Committee. Mike is waiting for a quote for how much it would be to put a pre-made shed on the bus stop pad. Homeowner advised the board not to tear down or destroy the bus stop due to being leased from the state and it is an historic bus stop. Board to look into this further.

RESOLUTION CHANGES: Board discussed and clarified Hub City questions on resolution language and violation notices, specifically, paint and fence violations from the ARC committee. Notices would be sent via UPS mail to the owners and give 1 year from date of mailing to cure the issue. All other violation notification is acceptable to send via email to the residents, provided we have any email for them. If no email on file, we are to send a letter.

LANDSCAPE CONTRACT RENEWAL/BIDS UPDATE: Lisa (Hub City) is awaiting a bid from Maicell for both with and without the removal of the grass.

HOMEOWNER FINE APPEAL ON DAYCARE: Homeowner was not present but the renter Toni Bedford and the director and two employees were present. The renter inquired as to what level of noise is defined as a nuisance level. Board referred her to the CCRs which she has not received from the owner. She stated she runs 6 daycares in residential settings and that zoning allows for this, however she was informed that the CC&Rs can overrule zoning. She presented Hub City with her daycare license. Board also informed her that this is the first time that they knew of someone living there full-time. Motion to table this issue until research can be done into license. Hub City to send daycare registration to attorney for advice.

INTERPRETATION OF BYLAWS/CC&Rs RE: IMPOSING FINES OR SANCTIONS and BOARD POSITION ON VIOLATIONS/CRITERIA: Bylaws do not allow for the emailing of violations, however the resolution from last month allows for emailing landscaping and other violation via email. The Bylaws state that for fining purposes that the resident shall have 14 days to cure the violation and then if not cured another 14 days to cure before fines are applied. At this point, if the resident appeals, the fines are stopped until the hearing takes place. If the appeal is denied all fines can be retro-active to the date of the start of the fines. It was also noted that any conflict between the Bylaws and the Resolutions, the resolution dated 2010 supersedes the bylaws.

EXECUTIVE SESSION : The Board discussed past due accounts and violations. Three owners are in collections with the lawfirm. Hub City is reaching out to owners to have them make payments and obtain an email address from them if none is on file. The Board also discussed the daycare issues as well as the motor home issue and other violations. The daycare issue was taken care of during open session. The motorhome, as of the afternoon of the meeting, been moved to the city street in front of the owner's home.

No homeowners remained to come back into session.

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