



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

December 12, 2024

The Meeting came to order at 6:02 p.m. Present were Board members Dave Villani, Brandon Alexander and Anna Roller. Hub City and five homeowners were in attendance.

### **Previous Month's Minutes:**

The Board approved the previous month's minutes.

### **ARC Committee Report:**

Dave Villani reported that there were no ARC requests this last month.

### **Fence Replacement:**

Matt from B & B Contractors had requested to be present to speak with the Board directly to request additional funds for 2 x 4 lumber that had not been presented in the initial bid. It was discussed and communicated to Matt, that the need for lumber for the top rail reinforcement was or should have been quoted in the initial bid. Matt explained that the lateral tie ins were causing the need for extra lumber. The Board also discussed and informed Matt that the damage done to homeowner's property such as underground sprinkler system, adjoining fence damage, etc. are the responsibility of B & B construction and Bridle Springs will assume no liability for those damages during tear down and reconstruction of the fence.

B & B guarantees that the fence will be done the next day. However, Brandon indicated that he preferred that B & B wait for a 48-hour period without rain so that the stain was properly applied. The Board agreed

The Board also discussed the following fence issues:

- a. Location of fence over easement area in relation to the electrical panels – BSHOA will work with the City of Albany on their requirements;
- b. Board requested B & B to hold off installing a gate at this time;
- c. Stain quality discussion - Board requested a copy of the label to verify quality;
- d. The Board also agreed that, moving forward, all requests are to be made in writing via email to Lisa at Hub City.
- e.

Dave Villani made a motion, and the Board voted unanimously to stay with the bid amount from B & B and did not authorize additional funds to be paid to B & B for additional materials.

**Fine For Failing to Paint:**

The Board discussed the fine of a homeowner for failing to comply with the paint resolution and notice. The Board also discussed the specific resolution and Board discretion for fining if any. The Board directed Hub City to move forward and levy the fine on the homeowners pursuant to the CC&Rs and Resolution.

**Christmas Decoration Contest:**

The Board discussed criteria for choosing the winners for the Christmas decoration contest. A Motion made that Brandon pick five finalists and Dave will send instructions to the Board and notify Lisa of the results and Lisa, Hub City will hand out the prize money and awards.

**Executive Session:**

The Board discussed waiving late fees specifically and in general

The Board returned to regular session. Anna brought up the question of whether it is allowed for other homes to pay homeowner dues for those in need. The Board did not see an issue with others paying for an owner's dues.

Dave also noted discussing fines, waiving of fines, or other homeowner issues only need to be discussed in executive session and confidential information such as homeowner names and/or addresses are a pertinent part of the discussion. This would not preclude the Board from discussing non-confidential information in executive session, just that executive session would not be required.

The meeting was adjourned at 7:43 p.m.