



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

February 8, 2024

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Eric Aguinaga, Vice President, Dave Villani, Secretary, and Kevin Deyette, Treasurer. Also present were 2 in person community members. There was no Zoom due to internet issues.

APPROVAL OF January 2024 MINUTES:

The Minutes of the January 2024 Board of Directors meeting were approved by the Board.

VISITOR/HOMEOWNER COMMENT:

NO Homeowner comments at this time

FINANCIAL REPORTS:

Kevin went over the financials. On the Balance sheet, there is a small amount of \$12.12 left in one account. This was moved to another account but needs to be moved in Buildium. Tony, Hub City, to send out report to the Board explaining the Retained earnings on Balance sheet of \$22,810.74. Once this report is emailed and accepted by the Board Financial reports will be Approved. Question was brought up about duplicate checks and explained 2 were for the playground equipment and 2 were to the landscapers, who tend to hold onto checks. Another question was asked if we could put late fees and interest into the reserve account.

ARC REQUEST:

There is only one request to remove a tree from the owners front yard. Lisa, Hub City, to send a better copy of the request to the Board. Lisa, Hub City, also mentioned that she calls about Homeowners wanting to put rock in the strip by the street. These would need to be done via ARC request forms. The Board does not wish for rock to be placed in the area due to no conformity in the rock placed. It was brought up that if the HOA could put rock in the surrounding areas that owners should be allowed to do also, sine the community is held to the same standards as the HOA.

SHED IN COMMON AREA:

Tabled and removed from agenda.

ANNUAL MEETING:

The Board wanted to open a dialogue early enough as to not have the same issues as last year. Lisa, Hub City, to get menu from Quodba. If Quodba is used again the Board would like to look at having a different distribution of food types. It was also mentioned that we could do Hot Dogs and Potato Salad. The discussion of the budget for the annual meeting is that it should be the same if not higher due to the economy. Discussion of a bounce house with water again as it was a hit. Hub City to get prices. There

was discussion of buying a bounce house for use of the HOA, however there would need to be storage for it and insurance the day of the meeting. Eric asked if we could do a Co-Op with other HOAs for the price of a storage unit. There was a suggestion of getting a band. The Board stated Face Painting was a hit but no characters this year. Also, talk of doing Snow Cones or Cotton Candy.

The voting process was discussed. It was stated that all proxy votes need to be turned in at the start of the meeting and then the live voting can take place. The Board will look for volunteers to serve food and hand out tickets for the food. The Board to look into the voting process as stated in the CC&Rs to find a more efficient way for the upcoming elections.

BOARD POSITION VACANCY:

In August Eric, Brandon, and Josh's position are coming available. Questions about whether the Board would like to stagger positions so that there are not so many new officers on at one time, and did the Board want to make Kevin's position a 2-year position to bring it back into the rotation? There was also a suggestion to make it a 7-person Board.

2024-2025 BUDGET:

The Board would like to get ahead of the upcoming Budget to ensure that it is not done in a rush, and something is missed. Dave offered to help Kevin with gathering the information and items leading up to the budget needing to be voted on. Lisa, Hub City, advised them that while they are forecasting for items that need replacing and such to take into consideration when the Association Dues are gathered to ensure there is enough money to cover items. It was reiterated that the Budget needs to be to Homeowners within 90 days of approvals by the Owners and that the Profit and Loss must be to Owners within 30 days of the end of the fiscal year per ORS 94.

CARE HOME QUESTION:

One of the owners would like to rent out his home to a couple who run a State certified home for the Developmentally Disabled. The couple would live there with the 3 individuals who work in the community of Albany. The Board APPROVED the request and required the owner to submit an updated rental agreement with the couple's name on it.

This brought up a discussion of the daycare. The main difference is that the couple on the rental agreement are going to be living there full-time and not just working Monday-Friday. The Board stated that they have noticed that people show up around 7 am and leave around 5 pm, with no one there at night or weekends. The Board will continue to watch the house for congestion on the road, the use of the playground by the daycare kids, and noise. They will also look into what the CC&Rs state on pulling the rental agreement and not allowing the owner to rent out his house, Lisa, Hub City, to look into if the license for the daycare meets the special class and also to ask the homeowner for a copy of the rental agreement. The Board made suggestions as to fining for the cars of the employees and parents and asking the neighbors to report any and all noise violations. One Board member will try to document during the morning, and another will try to document in the evening. Board to discuss this at next meeting.

EXECUTIVE SESSION:

No Executive Session

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