



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

January 11, 2024

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Josh Logan, President, Eric Aguinaga, Vice President, Dave Villani, Secretary, Kevin Deyette, Treasurer, and Brandon Alexander, member at large. Also present were 4 in person community members, there was no Zoom due to internet issues.

BOARD TREASURER POSITION:

Kevin will finish out his current term.

APPROVAL OF December 2023 MINUTES:

The Minutes of the December 2023 Board of Directors were approved by the Board. There was a discussion lead by Kevin as to making sure minutes are accurate, transparent, and honest.

VISITOR/HOMEOWNER COMMENT:

NO Homeowner comments at this time

FINANCIAL REPORTS:

Lisa, Hub City, went over the financials. There was a discussion about landscape contract, but it was determine that at this time no changes to be made until possibly spring. On the Balance, there is a small amount of \$12.12 left in one account. Lisa, Hub City, to close that account and move the money to the money market account. Lisa, Hub City, to check on what the AR balance is.

ORS 94-645: Upon speaking with the lawyer, providing the financial information online is sufficient enough to satisfy the ORS however, if an owner request for a copy a hardcopy must be mailed. It was also noted that Income Expense forms are sent to owners and the Profit and Loss is read at every Board meeting.

SHED IN COMMON AREA:

Next meeting

PLAYGROUND EQUIPMENT INSTALLATION:

Board approved the Bid submitted by Hub City on behalf of Darrell Laxton. There was discussion about there not being any need to remove playground equipment as previous discussed. Hub City to mail out an email with dates that the playground will be shut down due to the installation. There was also mentioned that there is exposed concrete at the swing sets and teeter totter. Lisa, Hub City, to get a quote from Darrell on the cost of grinding the concrete.

TULIP TREE:

Board would like to reevaluate once tree is in bloom. The Board would also like Maciel's to trim only the branches hanging over the fence. The Board does not want to remove tree.

ARC COMMITTEE POSITION VACANCY:

Elma Louk resigned from the Board. Eric Aguinaga volunteered his wife Amber for the ARC committee and will be placed on it once she accepts. There should be a retreat at a local restaurant for the ARC committee and Board so there is good communication between the two. Lisa, Hub City, mentioned that the ARC committee be informed of resolutions and the process.

APPROVAL OF HUB CITY INVOICE:

Board Approved the motion to Automatically Approve Hub City Invoice, as long as it is \$2500.00 or less. The amount will still need to be noted in the Board packets.

MISC:

Discussion of keeping track of the winners. There was discussion about an owner not winner two years in a row.

Hub City to give owner \$50.00 that was shorted.

Josh will attempt to pick up winner signs.

For Q1 meeting to stay at Elmer's.

Discussion of buying a Hot Spot.

EXECUTIVE SESSION :

Discussion of Delinquent accounts. It was brought up that the printed packets do not have all the accounts but the electronic packets should have all the accounts as they can show a trend.

The Board would also like all violations to see trends also.

Discussion of passed emails needing to be sent to a Board member and the same with the Lawyer's communications regarding the Treasurer position.

Discussed Daycare business being run out a home. The Board to research options such as revoking the owners right to rent out his property or additional fines.

Discussed fence issue and that it has been resolved.

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