



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

March 14, 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, and Kevin Deyette, Treasurer. Also present were 2 in person community members. There was no Zoom due to internet issues.

APPROVAL OF FEBRUARY 2024 MINUTES:

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

VISITOR/HOMEOWNER COMMENT:

One homeowner had her fence repaired and would like the HOA to pay for half. She states that this has happened before, and the HOA had paid for the whole fence. The Board advised that it is not the responsibility of HOA to repair any. Fences, other than the one on Knox Butte Rd. The Homeowner was upset and stated that the Board never sides with the residents. She wanted to know how to get the fences paid for and she was advised that to change the CC&Rs, they need to get 75% of the resident to vote and 50% of that to vote to approve. The same Homeowner states that kids at the park are throwing things at her fence and house and would like the cameras back up. The Board states they are looking into camera issue. She also says her backyard is swamped and the French Drain that was put in is not working. The Board is working on getting bids on fixing the drainage issue. They also advised the owner to have metal post on her fence or metal around the bottom to stop the post from rotting. The Board to mail her a physical ARC form.

FINANCIAL REPORTS:

Kevin went over the financials and it was explained that retained earnings is a snapshot of the overall health of the organization. Financials were APPROVED by the Board.

ARC REQUEST:

There were three ARC request:

1 for tree removal-APPROVED

1 for House Paint-APPROVED

1 for Rock in sidewalk area-DENIED

There was discussion that if a Homeowner wants to paint their home the same colors, that they should submit an ARC request and if the colors are the same it will be automatically approved.

ANNUAL MEETING:

The Board to start the discussion about assigning volunteers for food and vote counting. Also, the Board wants to refine the proxy voting for upcoming election. The question as to how far in advance to order food, bouncy houses, and face painters. The Board still wants Quodba with more steak than chicken. The

Board APPROVED \$5000.00 budget with the stipulation that if more is needed based on increase in prices they will vote it at that time.

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. Board wants to keep the terms of serving as they are currently.

2024-2025 BUDGET:

Kevin will work on budget after March and will be done by May. It was discussed that the Board needs to review the Replacement Schedule since it has been a couple of years since it has been looked at and additions have been made, such as new playground equipment and rocks. The Board will also look at the Reserve Study while preparing the budget. It is recommended that these items be looked at yearly.

CARE HOME QUESTION:

The Care home has been withdrawn per the Homeowner. The deal fell through and the Homeowner has already rented it to someone else.

This brought up a discussion of the daycare. The information from the lawyer was that the statute by the State to allow daycares super secedes the CC&Rs. The CC&Rs state that a home must be used primarily for residence only and any business must have the consent of the Board, this business did not. The HOA can continue to fine the homeowner for breaking CC&Rs. The question was raised, Does the statute super secede the zoning for the area? The Board talked about putting an investment request form online that must be filled out by all new owners. There was a suggestion that each new owner be called and asked if they are going to occupy the home, however this is difficult due to the fact that Hub City may not receive contact on the new owner.

NEW BUSINESS:

Permanent lights have been installed on 2 homes in the community. Dave to send the addresses to Hub City so that Hub City can request owners to fill out an ARC request. These lights have been professionally installed and can change colors.

Moss is becoming an issue at the community. The Board would like to have moss treatment to be added to the new contract with Maciel. There was a one-time bid from Maciel's for \$1800.00 which is too high. Hub City to obtain bid for moss removal.

Go Daddy bill for the website name was APPROVED for the whole 5-year term.

It was brought up that the edges of the concrete around the swing set are showing and sharp. Hub City to call Darrell, Supercool painter guy, for a quote to round the edges.

The bark chips at the playground are low and there is a 10 inch drop from the sidewalk to the bark. The Board wants Hub City to get bids for 8 yards of Bark Chip (playground) and Eric to get volunteers to spread the bark chips. The Board APPROVED up to \$750.00 for the volunteers.

EXECUTIVE SESSION:

We went over violations and delinquent accounts. The Board would like Hub City to start collection proceedings on any account that is 180 days past due or have not made any payments in 180 days. There was discussion on whether we should file a lien instead of collections. It was brought up that the Board put forth a resolution that allows the collection agency to recoup their fee from the owner making the HOA receive almost all of the back dues. Final decision was to let the collection agency handle all aspects, up to and including put a lien on the property.

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