



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

April 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 (by phone), Dave Villani, Secretary, and Brandon Alexander, member at large. 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 March 2024 Board of Directors meeting were approved by the Board.

VISITOR/HOMEOWNER COMMENT:

Homeowner was concerned over the two quotes we received one for \$1600.00 (too high) and one for \$500.00 (too low). Would like Hub City to get a few other quotes for Moss control. The same owner would like to know when the bark is getting delivered to see if we can get some volunteers. The Board has approved \$750.00 to be paid to a youth volunteer group for laying down the bark, Eric A. to get the information on volunteer group.

FINANCIAL REPORTS:

Did not go over Financials due to Kevin not being present.

ARC REQUEST:

There were five ARC request:

- 1 for tree removal-APPROVED
- 3 for House Paint-APPROVED
- 1 for fence being fixed-APPROVED.

ANNUAL MEETING:

Tabled until next meeting.

BOARD POSITION VACANCY:

In August Eric, Brandon, and Josh's position are coming available. Interest letters to be sent out in May for open positions. Bios to be sent out in June. In July information on how Proxies work.

NEW BUSINESS:

Fence on Knox Butte. It has been brought to our attention that several of the boards are rotting and the dogs can get through. The Board will do a walk through and obtain a list of boards that need replacing. Hub City to send out a maintenance email for removing debris from fence and moss on roofs.

Fence on Thoroughbred. The ARC request was approved during the meeting however, the ARC request was sent in after the work started. Also, this same house has built on an addition to the back porch and

did not submit an ARC request. Hub City to reach out to owner to have ARC submitted and to fine the owner. Also let owner know it needs to be painted.

Bark Chips. Hub City to order 30. Yards of bark chips from The Bark Place to be delivered. Hub City to coordinate with Eric about when the volunteers are available.

ARC Committee Response. Hub City obtained the correct email for one of the members. Response time should improve.

Tire Swing. Received a bid from Darrell for the install of tire swing. It will take 2-4 weeks for delivery. Board would like to investigate other options for the swing that will be more suitable for the various children that will be utilizing it. Tabled until next meeting.

It was brought up at this time of graffiti in the tube at the playground and on the mailboxes. Brandon may take his pressure washer out and try to clean the playground equipment and this may remove the graffiti. The Post Office needs to be contacted regarding the graffiti.

The issue of cameras was brought up due to the increasing issues at the playground. Dave will be the camera policy to the next meeting.

The Board APPROVED the purchase of 5 gallons of Fence stain for homeowners to use when replacing boards. The stain will be purchased by Brandon and reimbursed by the HOA. Brandon will keep the stain at his home.

EXECUTIVE SESSION:

We went over delinquent accounts. The HOA is sitting in a good position on delinquent accounts but there are a few repeat offenders. Hub city to continue call and mailing the delinquent accounts.

Fee increase for Hub City. Lisa to submit to the Board an itemized proposal for the upcoming contract renewal.

The meeting was adjourned at 7:00 p.m.