



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

May 9, 2024

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Dave Villani, Secretary, Eric Aguinaga, Vice President, 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 April 2024 Board of Directors meeting were approved by the Board.

VISITOR/HOMEOWNER COMMENT:

Homeowner asked if they are just touching up paint on a spot on the house does an ARC request need to be filled out. The answer is "no" as long as it is the same color that is on the house currently. Also, a homeowner asked what the smell was on Knox Butte. Was it a skunk or marijuana, the Board said it was marijuana.

ARC REQUEST:

There were four ARC request:

3 for House Paint-APPROVED

1 for new landscape and white rocks-APPROVED.

FINANCIAL REPORTS:

Kevin went over the financial reports and would like to know what the .43 cents is. Lisa, Hub City, explained that it could be an odd amount someone paid due to interest. Lisa, Hub City, explained that the reason for the high number of prepayments was due to one homeowner having refinanced his home and then he kept prepaying an amount other than what was due. That homeowner has since been told to turn off his automatic payments, he was also offered a refund but just wanted to keep the credit for future use. Lisa, Hub City, went over what the Client PM account is used for (it is when the assessment check is made out to Hub City instead of the HOA) and that we only do transfers once a month. Kevin would like to meet with Tony to discuss the accounting for the budget.

OLD BUSINESS:

ANNUAL MEETING:

Hub City Verified that the budget was \$5000.00 for food, face painter, a Bouncy house with a water feature, and if money allows a second Bouncy house. The date for the Annual meeting is Tuesday, August 6th.

BOARD POSITION VACANCY:

In August Eric, Brandon, and Josh's position are coming available. Interest letters have been sent out for open positions. Eric has expressed his desire to run again for office. Bios to be sent out in June. Process for proxy votes to be discussed and approved by the board. Once approved, instructions should be sent to owners.

NEW BUSINESS:

FENCE ON KNOX BUTTE/GOLDFISH:

Dave and Brandon did a walkdown of the fence on Knox Butte. Brandon has the notes, and we will discuss them at the next meeting. The Fence on Knox Butte is worse than the fence on Goldfish. The was discussion of replacing the fence on Knox Butte and while doing that extend the fence and put in a gate where at the Thoroughbred and Canterbury open area. If the fence in replaced the Board would like to remove 4 to 5 inches of natural material around where the fence will be, this is to help with the issue of rotting the boards. The fence on Goldfish has several unpainted slats and missing slats. Hub City to send out violation notices. Hub City Also to look into when notification of the homeowners on Knox Butte needs to be sent out.

MOSS:

Hub City has contacted 4-5 landscapers. One was unable to do it due to not within his scope. Straub bid \$4000.00 which is higher than any we have received. It was discussed how to control moss such as trimming trees and keeping grass trimmed. There was a suggestion to find a Homeowner, that is licensed, to spread granular. Suggestion was to have moss preemergent and post emergent added to Maciel's contract. Board would like to revisit this in December. No action at this time.

BARK CHIPS:

Hub City to order 30 yards of bark chips from The Bark Place to be delivered. Eric has volunteers ready to go when bark will be delivered. Bark chips to be dumped on the street west of the Bus Stop.

TIRE SWING/PLAYGROUND:

The topic of purchasing and installing a tire swing in the park was DENIED. Board would like 2 sets of nets to be ordered. A former Board member has the badminton poles. Suggestion to have the badminton poles put in cement, Denied. However, Hub City to get a bid on having the volleyball poles cemented in. Suggested contacting All Point Home Improvements for a bid. Eric brought up having a pickleball/basketball at Knox Butte and Thoroughbred. Also, extending the fence and putting a gate. Permission from Gas company would be required, as a cement pad would need to be placed near the pipeline.

NEW BUSINESS:

CAMERA POLICY:

Dave has the policy and needs clarification on what is the State's limitation for personal injury claims. Hub City to reach out to our lawyer via email to see how many days video must be held for claims. Dave read the policy to the Board and Homeowners that were present and ask for input. Kevin had a question regarding a contract for viewing and who would have access to the camera and who would maintain them. The proposed policy states that 2 people are needed to retrieve camera footage, and those 2 persons cannot be on the Board or homeowners. A police officer can be a second person retrieving the footage. A quorum of the Board can view the footage. Suggestion was to put language in the policy to remove or disable if no contract is in place. The issue is that there is liability if the cameras are up but not

operational. Homeowner made a suggestion that a note should go on website about the issues at the park and that parents should talk to their children. Mailing needs to go out to Homeowners regarding putting cameras in the park. Hub City to send out notice to owners to give them 14 days to give feedback. Board to have the weekend to look over the policy.

PO BOX RENEWAL: Renewed for 1 year.

EXECUTIVE SESSION:

We went over delinquent accounts. 8 delinquent letters went out. There was also a discussion on why the balance is up due to late fees.

Went over violations. Casting resident has permanent lights. 302 Casting needs a fine \$250.00 fine for the Pergola. Paint request, from the ARC violations, needs to be moved to 2nd violation week of the May 20th. Later this year send letters to those homes identified as needing paint and inform them of the options available to them.

Hub City renewal. There was a question brought up about cost of consultation and what would trigger that fee. This fee would be triggered by lengthy Board conversations, research of state statutes, and lawyer consultations. (not all inclusive). The fee would go from \$65.00 to \$85.00. Mail would go up to \$2.00 per letter from \$1.50. The discussion of increasing HOA demand costs due to the increased amount of documentation required by the state are figured into the new monthly fee. Kevin would like an itemization of the new costs. There was a mention that once the increase is approved, it will be retroactive to May. Board will vote on Hub City renewal next meeting in hopes of having a full Board in attendance.

The meeting was adjourned at 7:45 p.m.