



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

June 13, 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, Kevin Deyette, Treasurer, and Brandon Alexander, member at large. Also present was 1 in person community member. There was no Zoom due to internet issues.

APPROVAL OF FEBRUARY 2024 MINUTES:

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

VISITOR/HOMEOWNER COMMENT:

Hub City was asked to bring up the new owners in the subdivision who would like to use their home as a rental. The number of rental houses in the community was discussed and the community is within limits. The owner must submit a formal request to the Board and Hub City shall ensure that they are current on their association dues.

Hub City was asked to look into the two rentals on Churchill Downs and ensure that they are not being rented by the same tenants.

The sprinkler on Rosehill is still shooting water into the air and needs to be repaired. Hub City to call Maciel's.

Seal Coating the streets by the city is being done. All owners are asked to remove their vehicles from the street during this time. Someone on the Board to send Hub City the notice so they can send out an email.

ARC REQUEST:

There were nine ARC request:

2 for House Paint-APPROVED

1 for siding-APPROVED.

1 for tree removal-APPROVED

1 for replacing windows-APPROVED

1 for walkway improvements-APPROVED

1 for play structure Waiting Approval

1 for a gazebo-Waiting Approval

The Board would like a fine to go out to the Homeowner who is doing landscaping work in their front yard without an ARC request.

FINANCIAL REPORTS:

Kevin went over the financial reports. He wants to work with Tony to clean up small amounts on the reports for the Annual meeting to make it cleaner looking.

OLD BUSINESS:

ANNUAL MEETING:

Hub City has quotes for Face painting/Tattoos \$600.00 for 4 hours; Bouncy house with water feature \$625. For 6 hours, price includes delivery, setup/take down, insurance, and tip; Qdoba approximately \$2700 due to more steak than last year. This leaves approximately \$1025.00 for drinks, ice, ice cream, and signage. There is no need for proxies to be sent out. May use time that was for voting to open up for Owner comments. It was noted that the Annual Meeting is to approve the meeting minutes from the last Annual Meeting. Hub City to obtain a copy of last year's meeting minutes.

BOARD POSITION VACANCY:

In August Eric, Brandon, and Josh's position are coming available. There has been three people expressing interest in Board positions: Anna Roller, Eric Aguinaga, and Brandon Alexander. Since there are three open positions, three people showing interest, and the window to apply has closed, there is no need to send out proxies or bios.

FENCE ISSUES-KNOX BUTTE & THOROUGHbred:

Hub City has obtained two bids so far and still waiting on two more. The Board would like the bids to ensure that the Cedar fence goes all the through and a gate is installed by the sidewalk (closest to roundabout). Also, ensure that the quote includes painting both sides of the fence. Since the fence is going from Goldfish East the work can be done in stages. The Board would also like the quotes to include the difference in price between wood post and metal post. It was also noted that once the fence is replaced, it is the expectation of the Board for the owners on Goldfish to maintain their fences to the same standard. Hub City has already sent out notices to the owners on Goldfish to walk their fence and do maintenance to it. There was discussion to put on the community Facebook page that the HOA is responsible for the fence on Knox Butte only, but not to make that announcement until we get closer to fence repair.

BARK CHIPS:

Hub City has ordered 30 yards of bark chips from Lane Forest products for delivery on 7/31/2024. The bark chips will be blown in and there should be no need for help spreading the chips.

CAMERA POLICY:

Dave has the policy and discussed concerns that the board had with wording if some of the statements regarding signage, how to manage multiple signs, who will be viewing the footage, where the cameras are to pointed and not pointed, the contract for viewing the footage, how long to keep footage in the event of an injury or crime, etc. The statute of limitations is 2years for personal injury, there was something found online about 30 days unless there was an investigation. The camera must also keep with the look of the community. The Board would like it hardwired, Brandon to look into price. Dave to have policy to the Board and once objections or issues are taken care of, Lisa, Hub City, to send out to the homeowners.

VOLLEYBALL NET STATUS:

Contractor to be onsite on the 17th to set up volleyball poles to regulation dimension. Lisa, Hub City, ordered two nets and will get them to the Board for installation. The issue of the concrete pad for a pickleball/Basketball court was brought up and the Pipeline people will not allow a concrete pad to be put over the pipeline due to the issue of it needing to be removed if they need to fix the pipeline. The Board and Hub City to look into the size of that greenspace to see with it is possible to put in a basketball court with cyclone fencing there. This will only happen with the neighbors that border the basketball court agree to having it there due to noise and foot traffic.

NEW BUSINESS:

PROPOSED BUDGET:

Kevin went over the proposed budget and explained that everything in RED denotes where they were overbudget. Kevin explained that in spaces where there were amounts in the current budget but nothing was used, he placed a smaller amount in the future budget in case there was a need to use that line item next year. Kevin also had Tony, Hub City, to give him 6 months of P&L reports to aid with the construction of the budget. Kevin also discussed any discrepancies that were on this years' budget that would not show up in next years budget. The rest of the Board had no issues and felt it was appropriate.

BOARD MEMBER ROLES/RESPONSIBILITES:

Brandon wanted to ensure the Board that he is here to help in whatever way the Board needs him to.

BID FOR REPAIRS FROM ACCIDENT:

Maciel's is the only bid that was received to fix the damage done to the vegetation and irrigation timer. Hub City to obtain a copy of the Sheriff's report for insurance. Ensure that Maciel's bill and Hub City's time for this is a separate line item to submit to insurance.

EXECUTIVE SESSION:

We went over delinquent accounts. 5 delinquent letters went out and are in the process of being turned over to collections.

Discussed the attorney Fotheringham, who has one more account that is in collections with them. They are still in contact with us even after Hub City fired them 3 years ago. Hub City to audit the account and send the money to the attorney that is owed to them. The Board wishes to make it right with them. The Board APPROVED a motion to pay the remainder that is owed to the attorney.

Hub City 's contract. The Board APPROVED Hub City's contract for a year and agreed to make it retroactive to May of 2024.

Adjourned 7:30 pm

DRAFT