



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

July 11, 2024

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were 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.

APPROVAL OF June 2024 MINUTES:

The Minutes of the June 2024 Board of Directors were not approved at this time. Members were sent the minutes during the meeting and will approve or deny via email or at next meeting.

VISITOR/HOMEOWNER COMMENT:

Homeowner #1 wanted to appeal his fine of \$250.00 for not filing an ARC request for changes made to his front yard. His request was denied. He stated that he didn't receive the emails that were sent regarding the violation due to us having an email in our system that he does not check. The Board explained that any change to the landscape without an ARC request is an automatic fine and that the Board wishes to remain consistent by maintaining enforcement of the fines. Homeowner asked why the fines are excessive and that the fine is not denoted in the CC&Rs. It was explained that the previous Boards set the amount for the fines, the fines are documented in the Board resolution on the BSHOA website, and that part of the cost is for staff to monitor and document the violation. It was also discussed that the builder is the one who set up the CC&Rs. There was also a discussion from the Board on what other types of changes would need an ARC form. The homeowner also asked why they were denied after they had received an approval. The Board explained that it was not a denial but a request for clarification due to a Board member having questions and that the first request was not filled out properly. Also, that the request did not have the drawing on draft paper for scale. The homeowner wanted clarification as to when it was that email became an acceptable form of communication. The Board stated, due to changes in how people communicate and the raising cost of postage, email was adopted 3 years ago.

Homeowner #2 Is asking to have his fine of \$250.00 removed for rebuilding a fence that had blown down. The homeowner was unaware that replacing a fence that was damaged needed to have an ARC request. He stated that it was damaged in the winter, and he had to wait until recently to have it fixed. The Board removed the fine but advised the owner that in the future an ARC request would be needed. The question was asked, that if you are replacing it with the same item why is an ARC request needed? The Board explained that this is to maintain continuity in the community and to ensure the CC&Rs are upheld.

ARC REQUEST:

Dave went over all of the ARC request and all were approved with the exception of the bark in the sidewalk strip. Hub City to check on how many days do they have to remove the bark. If the Homeowner doesn't remove the bark, then the HOA will remove the bark and charge the Homeowner. Dave also went over that if there is any clarification needed regarding an ARC request from a Board member or homeowner, they need to appeal the ARC's decision with the ARC committee.

FINANCIAL REPORTS:

Kevin went over the financials. While reading the financials, Kevin needed clarification on the legal fee charge, which was for asking the lawyer how many days was needed to keep a recording. It was also noted that the Profit and Loss needs to be posted within 90 days from the approval of the Budget. Kevin wants Tony to send him the Profit and Loss. Kevin also wants to look at the Reserve and Assets due to state statute stating that they need to be reviewed yearly.

OLD BUSINESS:

ANNUAL MEETING ORDER CONFIRMATIONS:

Barb went over that food, jump house, and face painters are confirmed and that there is a little over 1200.00 remaining for ice, soda, and ice cream. Eric will check with his work for coolers and offered to help pick things up at Costco. Hub City to be on hand to handle the sign in sheets for food and to get information such as phone numbers and emails updated. Brandon may take his pressure washer over to the playground and pressure wash play structures. Hub City to contact Police and Fire Departments to invite them to attend. Also Hub City to obtain another smaller bounce house for younger kids, price not to exceed \$500. It was also noted that the Annual meeting is only for Approving the meeting minutes from the Last Annual meeting and that there is no voting taking place this year.

KNOW BUTTE FENCE BIDS:

Barb went over the 3 bids we have received. The Board would like to look into going with Galvanized post but may have to amend the CC&Rs. Matuzick bid is not being considered since they are not removing the old concrete just offsetting the new post. Hub City to reach out to CG fence and B&B contracting to get them to revise their bids to have galvanized post, 3 rails, removal of debris, latch and closure system of gate, 2 coats of stain front and back, and no staples only nails or screws to be used. Board made the motion to have the other contractor match Matuzick's scope of work and accept the lowest of the two. Approved

CAMERA POLICY FEEDBACK:

Some feedback stated that people are upset over the cost of the cameras, why there is a need for cameras, and who will have access. Nothing in the feedback given would change the policy and the policy answered most of the questions raised. Kevin asked about a sign stating that you are subject to being taped, whether the cameras were on or not. Dave advised that the HOA would be liable since there is the assumption that taping was happening. The suggestion was that there be a sign and it would be flipped to say taping in process or taping not in process. The only reason taping would not be in process is if there was no contract for viewing to take place. The Board discussed the letters and realizes the polarizing nature of cameras in the area. The next step is to move forward with the policy. The Policy will leave the Draft Form and the President and Vice President to sign, most likely in September. Once signed, Board to move forward with camera types and zone set up, to ensure that privacy of homeowners is ensured. Then send out the zone map and camera type to homeowners and receive comment. Board approved having Hub City send policy to lawyer to have him look it over. Hub City to reach out to Security Companies to get bids. Brandon to give us information on what type is used where he works. Brandon and Dave available after 4:00 pm to meet with Security Company.

REPORT ON PLAYGROUND CHIPS AND VOLLEYBALL NET:

Chips will be delivered on 7/31/24 between 8-9 to be blown in by Lane Forest Products. Volleyball net is installed, and second net is being held at Nick Baker's house.

NEW BUSINESS:

FENCE GRAFFITI:

Graffiti was removed by All Points Home Improvement the day after it happened. Doesn't appear to be paint.

PIPELINE REPAIRS/GRASS RESEEDING:

The tree stump is still there but barely noticeable and no reseeding was done. The Board believes that the pipeline should at least reseed the area. Hub City to reach out to the Pipeline company and request reseeding to be done. If the company will not reseed the area then the Board will look into doing it themselves.

TRACT H OVERGROWTH TRIMMING:

Maciel's bid (\$3800.00) is too high for the invasive species treatment and no removal of debris is included. Also, there is a homeowner who has 3 dead trees behind her house in the wetlands and weeds and blackberries from tract H are encroaching her yard. The area has been sprayed before. Also, the trees are over 30 ft tall and would need a professional to fall them. The Board is wondering if the trees can wait however, it was pointed out that if they fell and hit a house the HOA would be responsible for the damage. Hub City to get bids for removal of trees and ask Nick Baker for a bid to remove the invasive species either via weed eater or tractor mower.

SPORTS COURT UPDATE-ERIC:

The area at the corner of Thoroughbred and Canterbury would not make a good area for a sport court due to the gas line runs at a hard angle and has a 20-foot easement as does another utility. The idea of taking a 40-foot corner of the park and putting up a bring your own net multipurpose court. The mention of noise came up and the Park closes at dusk. Any noise after that time, the owner can call Albany Police Department.

GENERAL TOPICS:

The discussion of general collection was brought up and the Board was advised that we are receiving payments on those accounts. Also, the Board would like violations included in the Board packets going forward. The Board wants Maciel to look at the dead area of grass on Rosehill and possibly paint it. Lisa explained that we are working on fixing the damage from the drunk driver and that Ankeny Electric is working with Pacific Power to get the permits and that Ankeny requires half upfront to start. Board authorized the payment. Barb sent the Board the Police report during the meeting. Then a clarifying question was asked, "that since the President has been absent, does the Vice President assume the role?" Yes, the VP is acting President until the Annual meeting.

The meeting was adjourned at 8:00 p.m.