



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

September 12, 2024

The meeting came to order at 6:00 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Dave Villani, President, Eric Aguinaga, Vice President, Kevin Deyette, Treasurer, Anna Roller Secretary, 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 and July 2024 MINUTES:

The Minutes of the June and July 2024 Board of Directors were approved at this time.

VISITOR/HOMEOWNER COMMENT:

Homeowner #1 wanted to know the purpose of the HOA. The Board explained that the HOA is in place to enforce the CC&Rs, maintain a budget, ensure repairs are done, and more. The Homeowner stated that there is no rule that a community must have an HOA. It was explained to him that due to the wetlands (required by DEQ) and the greenspaces to include the park, must have a HOA to ensure those areas are taken care of. The Homeowner stated that on page 443 that the purpose of the HOA is policies and ensure enjoyment. The homeowner wants his \$250.00 fine removed for not obtaining an ARC request before making changes to his yard. This issue was discussed at the July meeting. The homeowner states that the CC&Rs stated it needed to be mailed via USPS and not emailed. It was explained to him that since the original CC&Rs came out the Board has allowed emailing of notices to homeowners to save money. Homeowner did receive a hard copy of the letter dated 6/18/24 but then received the fine on 6/21/24. The Homeowner stated that ORS 94 superseded the CC&Rs and the Board explained that it did not in this case. Lisa, Hub City, explained CC&Rs vs ORS 94 and how it works in this case. Hub City to email CC&Rs and amendments to the homeowner. The homeowner was also advised as to where this information can be found on the HOA website. Board will investigate the dates of when the homeowner was informed of the fine being assessed. The Board has decided to let their previous decision stand until next meeting after they have had time to look at the timeline. The homeowner will not be charged any late fees or interest during this time, if any has been assessed.

Homeowner #2 the question was asked about the approved paint list. As in if the homeowner picks a shade of cream and it is not for the area but there is a cream color that can be used in that area, why have them change the color. The Board explained that once a color is used it now becomes precedence. One member from the ARC explained that they drive by the house and see what color the other homes in the area have, because the CC&Rs state that the same color cannot be in the same area. Eric is going to do sketches of the home types in the community that would better represent the homes in the community. Hub City to schedule an ARC walk with the Board and ARC committee to go through the community. It was brought up that a homeowner received a letter telling him that his home needed to be painted and if they could not afford to paint their home, they could get a loan. Hub City has not sent out a letter with that language. Hub city did send out a letter explaining that they had until October to get the ARC request in for painting their homes.

ARC REQUEST:

Dave went over all the ARC requests.

FINANCIAL REPORTS:

Kevin went over the financials. Lisa, Hub City, explained why there is two late fee categories on the reports. It is based on how the homeowner pays the fee. Lisa, Hub City, also explained that the legal fee amount is for payment to the lawyer for collection of late fee payments they collected and 1 hour of Lisa's time to obtain the documents to the lawyer. Lisa, Hub City, also explained that the amount of the annual meeting total will change due to Qdoba billing Hub City's credit card and not the HOA's credit card. Financial reports were Approved,

OLD BUSINESS:

STATUS OF REPAIRS/INSURANCE CLAIM/ FOR HIT AND RUN:

Repairs are done and insurance claim has been submitted. The victim compensation form has been filled out. The HOA is entitled to claim money from the victim compensation fund. However, it depends on if the insurance pays for it. If insurance pays for it, they will get the money if not it goes to the HOA. The driver was sentenced last week. Lisa, Hub City, has been talking with the insurance company to go over what was submitted in the claim.

DEAD TREE REMOVAL TRACT H BIDS:

Tree Smith quote was for \$823.89, and Seaders Tree was coming out on 9/13/24 to give a quote. The Board made a motion to accept the least expensive quote. Approved

TRACT H OVERGROWTH TRIMMING STATUS:

Nick gave a quote for clearing the Tract for \$2727.00. The Board asked Barb, Hub City, to reach out to Nick and have the quote rewritten for only 10 feet and to see if he will submit a quote for yearly quote to maintain the area.

REPORT ON FINANCIAL STATUS FOR ANNUAL MEETING:

The cost of Qdoba was not included in the final amount. The total was \$2538.00. A motion was made that Hub City will be reimbursed the \$2538.00, which was charged to Hub City's credit card. This will be reflected on the financial reports in next month's meeting and reports.

Approved

STATUS OF KNOX BUTTE AVE FENCE REPLACEMENT/BIDS:

Barb, Hub City, went over the two bids from last meeting. B&B's bid is for \$58,867.20 and CG Fence \$72,500. Barb, Hub City, to reach out to Matt to obtain a more detailed itemization of the quote and to ensure that the fence will maintain a straight line and any obstacles will be removed. Board to Approved his quote via email if it is within \$5000.00 of the original quote. For next meeting, the Board and Hub City will come up with a notification plan. It was discussed that the payment should be out of the money market account only to the amount that would still allow the best interest rate, the remaining would be taken from the operating account.

NEW BUSINESS:

NO POWER ON THE LIGHT POLE IN THE PARK:

Both outlets are missing covers. Brandon will test plug and possibly fix the issue, if no electrician is needed.

BOARD COMMENTS:

There was discussion regarding the trees and how to get the city to replace or replant them. Jay Sharp is the contact for the City of Albany. Also, homeowner may not be responsible for sidewalk damage from roots pushing up the sidewalk. There was a discussion about having Maciel replace lawn and pull weeds for those owners who have violations and are not taking care of them. Hub City, Board and ARC committee to schedule a walk of the community. TBD within the next few weeks.

Board is looking into updating ARC from with sketches that represent the 9-home type of the community. Also, will include a grid to make it easier for scaling purposes and include a timeframe for submission.

The board would like to look into a new meeting place. Cascade grill was suggested. The Board would like Hub City to call and negotiate a price and guarantee a date and time. Discussed possibly meeting at the new Hub City office, after December, for a small fee.

Halloween/Christmas Contest. ARC to judge the Halloween and the Board to judge the Christmas contest. Brandon to make pumpkins. Hub City to make Christmas signs.

Pickle Ball court. Board wants to move forward with talking with concrete contractors on cost and location. Suggestion of putting in the southside of the park where it floods. The Board would like to move forward and will speak to any complaints as they come up.

EXECUTIVE SESSION:

Lisa discussed the delinquent owners.

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