



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

October 11, 2024

The meeting came to order at 6:02 p.m. at Elmer's Restaurant, 2802 Santiam Hwy, Albany, OR. Present were Board members Dave Villani, President, Eric Aguinaga, Vice President, and Kevin Deyette, Treasurer. Brandon Alexander and Anna Roller. Five homeowners were also present.

APPROVAL OF SEPTEMBER 2024 MINUTES:

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

VISITOR/HOMEOWNER COMMENT:

Visitor comment was limited to a fine appeal from one of the residents.

ARC REQUEST REPORT:

Dave Vianni reported on the recent ARC requests and approvals

FINANCIAL REPORTS:

Keven Deyette read the monthly financial statements. The Board voted to approval the financials for the month of October.

OLD BUSINESS:

1. ARC Walk: Items noted in the ARC Walk were discussed. Hub City to send out notices for those fences not conforming to the 5 foot rule to ask the fences be moved as well as compare last year's spreadsheet for those homes noticed last year for repainting> Hub City to send out fine letters to those home that have not complied.
2. Fence on Knox Butte Road: The Board discussed the increase in the updated bid. The reason was because of the installation process which allowed the contractor to replace the fence in sections. The Board asked Hub City to have the contractor rebid with the following considerations 1) no electronic lock and 2) fence to be replaced in one phase, not by sections.

3. Camera Policy: The Board agreed to continue to implement the camera policy and send out the announcement, even though the Board is not ready to install cameras. The Board felt that having a camera policy in place in the event cameras are deemed necessary, will help the community feel comfortable if cameras are installed in the future.

NEW BUSINESS:

1. Umpqua Money Market Account: Kevin Deyette had asked Hub City to inquire as to why the yield was dropping on the money market account. Hub City reported on the bank's response. Umpqua stated that Money Market rates are always variable and cannot be guaranteed. Kevin disagreed with that statement based on what he understood at the time of opening the account. Kevin will look into it further.
2. Corporate Transparency Act. The Corporate Transparency Act was discussed. The Board agreed to have Hub City file the necessary forms on behalf of the Association.

EXECUTIVE SESSION:

During Executive Session appeal of ARC fine was discussed, lawn violations and fence contract.

The Board returned from Executive Session and reported on the below issues discussed and subsequently passed the following the following motions:

1. Letters to be sent to homeowners who are in violation of fence setback asking them to correct the issue:
2. Hub City to contact fence contractor and ask for another bid for fence to be replaced in one phase only with no electronic lock;

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