



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

November 21, 2024

The Meeting came to order at 6:01 p.m. Present were Board members Dave Villani, Kevin Deyette, and Brandon Alexander. There were five homeowners in attendance.

### **Previous Month's Minutes:**

The Board approved the previous months minutes, with a correction of removing the sentence regarding mailing of camera policy.

### **ARC Committee Report:**

Dave Villani reported on the ARC requests and Hub City noted that all ARC walk violations had been noted for violations. The Board discussed timeline for dry rot replacement vs. timelines for repainting.

### **Homeowner Comment:**

One of the homeowners that had been sent a letter regarding fence setback gave input on the need to keep the fence as is with the neighboring fence location and their water faucet location. The Board noted that it had requested that the fence be moved to keep in conformance with the CC&Rs but that no adverse action would be taken at this time. However, it was also noted that future Boards may have different enforcement expectations, and this Board was not giving permission for non-compliance.

### **Financial Reports:**

Kevin gave a summary of the monthly financial reports. The Money Market interest was discussed and in light of Umpqua reiterating that the interest rate was variable, it was suggested that other Money Markets and CDs be reviewed. Kevin will look into other institutions and yields offered.

### **Camera Policy:**

The Board Approved and the camera. The policy was signed by Dave Villani. Eric Aguinaga was not present to sign. Hub City will obtain Eric's signature before filing with the County. The Board asked Hub City to mail the policy to all homeowners after recording it with Linn County. Hub City was also asked to check on all Resolutions that were previously recorded with Linn County so that an audit

could be performed to find what Resolutions still need to be recorded to keep Bridle Springs compliant.

The Board went into the Executive session to discuss past due accounts and collection options.

The Board returned to regular session and passed a motion to have all homeowners that are more than 200 days past due be sent to collections. Hub City to send an initial letter to those delinquent homeowners advising of the possibility of collection action on their past due account.

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