



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

January 9, 2025

The Meeting came to order at 6:02 p.m. Present were Board members Dave Villani, Brandon Alexander and Anna Roller. Hub City and five homeowners were in attendance.

Previous Month's Minutes:

The Board approved the previous month's minutes. Dave Villani noted that there are a few typos that needed to be addressed.

ARC Committee Report:

Dave Villani reported that there were no ARC requests this last month.

Financial Reports:

The Board voted to approve the financial reports for December 2024. Hub City requested that at the next Board meeting, the Board consider making it a requirement to make checks payable only to Bridle Springs and not accept checks made out to Hub City. The Board will discuss at next Board meeting.

Fence Replacement:

The Board discussed the status of the fence construction on Knox Butte Avenue. It was noted that the stain used, per Matt from B & B, was matched and not of the same brand. The Board noted that the color was not an exact match to the original and that they were concerned about the quality of the stain used. The Board also discussed the quality of the craftsmanship/workmanship of the fenced and application of the stain as some of the Board members had seen that the stain showed massive runs and significant overspray on the sidewalks.

The Board passed a motion for Hub City to issue a stop work order for B& B Contractors on any staining not already done. The Board directed that the stop work order also include communication that B & B is not authorized to enter the backyards or private property of any homeowners in connection with any further work on the fence. In addition, Hub City was asked to direct B & B Contractors to move ahead with all other work and when all other work is done, to schedule a final site walk with the Board and B & B Contractors for the purposes of inspecting the quality of work done.

Executive Session:

The Board discussed past due accounts and status of fines. Dave also reiterated the discussion at the last Board meeting that matters do not need to be discussed in executive session if there is no name or confidential information disclosed about the homeowner. It was also discussed that it may be an option to invite any homeowners who are appealing fines to executive session so that they can speak freely to the Board.

The Board returned to normal session and adjourned the meeting at approximately 7: 15 p.m.