



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

February 13, 2025

The Meeting came to order at 6:00 p.m. Present were Board members Dave Villani, Kevin Deyette and Brandon Alexander. Lisa from Hub City was in attendance. No homeowners were present.

Previous Month's Minutes:

The Board approved the previous month's minutes with a correction to show Kevin Deyette in attendance.

ARC Committee Report:

Dave Villani reported that there were no ARC Requests.

Financial Reports:

The Board voted to approve the financial reports for January 2025

EMERGENCY Meeting at the Park:

Dave requested that the minutes of the emergency Board meeting at the park on February 13, 2025 be included in this month's meeting minutes:

Eric, Brandon, and Dave held an emergency meeting. The meeting took place at the park.

Meeting starting at 2:20.

We discussed some points raised by another contractor that walked the fence with us earlier in the week.

A motion was made and seconded to not pay B&B the remaining payment at this time. The motion passed unanimously.

A motion was made to have Lisa contact the contractors' board to report our issues with B&B and to find out what the next steps are.

Meeting adjourned at 2:30.

Knox Butte Fence Work Status:

Dave stated that fence walk showed work was not completed or completed in less than an acceptable manner. Dave and Brandon stated they had done a walk with another contractor and that contractor will prepare a bid to fix what needs fixing. In addition, there was another contractor scheduled for an inspection of the fence the next day after this meeting.

The first contractor suggested to submit a complaint to the Contractor's Board, and suggested not paying the remainder as the fence is not complete.

The Board also discussed the report that was submitted by Matt of B & B Contracting.

Hub City presented a draft notice letter for the Board's Approval.

Dave suggested that the Board needed make decisions regarding the following:

1. Contents of letter to the Contractors' Board;
2. Whether any further payments will be made to B&B; and
3. Whether the Board wants to go for recover of funds already paid.

The Board discussed more details of the first contractors walk and decided to wait for a reports from the additional two contractors.

Kevin recommended that when the complaint is filed, the other contractor's' reports be provided with the complaint.

The Board also discussed contradictions in representations by Matt of B & B Contractors as well as noting the incorrect materials used, issues in construction, gaps in the side fences, etc.

A motion was made and passed that no payment be released before fence is complete.

A second motion made and passed that the agreed upon letter be sent certified mail to Matt of B & B Construction to start the process of contractors Board complaint and thirty-day notice required.

A third motion was made and passed that a certified letter be sent to Matt of B & B Construction informing him to cease work immediately – stop work order

The Board continued to discuss possible processes to move forward with remedies regarding the fence construction, timelines and other possible remedies suggested by contractors who had recently viewed the fence.

Brandis Meadows:

Brandon reported that a co-worker is on the Board at Brandis Meadows and is dissatisfied with their management company and are interested in becoming Bridle Springs. Brandon stated that it could be more income to BSHOA but also they would share the common area. Brandon asked the Board to consider this. The Board discussed what that would entail. It was noted that in order to do this, the CC&Rs and Platt Map would have to be amended by vote of the homeowners. No action was taken at that time.

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