



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

March 13, 2025

The Meeting came to order at 6:01 p.m. Present were Board members Dave Villani, Eric Aguinaga, Kevin Deyette, Brandon Alexander and Anna Roller. Hub City and two homeowners were in attendance.

Previous Month's Minutes:

The Board approved the previous month's minutes.

ARC Committee Report:

Dave Villani reported that there was only one ARC request that was approved for replanting front yard grass.

Financial Reports:

The Board voted to approve the financial reports for February 2025.

CTA/FinCen Reporting: The Board agreed that it was a moot point to do any reporting on the Corporate Transparency Act requirement as the Federal Government has decided against any type of enforcement for filing beneficial owner reports.

Fence Replacement:

The Board discussed recent communication, bids and inspections related to the fence work and B & B Contractors.

A motion was made and passed that all communication with B & B Contracting will be sent via email through Hub City. Any calls or emails received by Board members will be redirected to Hub City. Hub City will then communicate with Dave so that he can be aware of the status of future events and communication.

A second motion was made and passed to file a complaint against B & B Contractors with the Contractor's Board upon the completion of the 30-day notice period - March 24, 2025. The

complaint will include the inspections and bids by subsequent contractors regarding the condition and quality of the work done.

A further motion was made and passed to designate Brandon Alexander as the contract for the complaint process with the Contractor's Board and that Brandon would share all information and communication with the Board and Hub City for keeping of records.

A further motion was made and passed to have Hub City solicit bids from licensed inspectors to perform a second independent inspection of the work done by B&B Contracting.

Cleanliness of Street:

Hub City asked for clarification on the timelines that the City uses for cleaning of streets in response to inquiries by homeowners. The Board reported that street sweepers come through once a month but that if there are cars parked in on the streets, the sweeper is only able to get areas that are open.

It was also discussed that any issues with sidewalks and grinding of trees be reported to the City of Albany.

Executive Session:

The Board held an executive session to speak briefly about past due accounts. No decisions were made.

The meeting was adjourned at 7:15 p.m.