



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

April 10, 2025

The Meeting came to order at 6:07 p.m. Present were Board members Dave Villani, Eric Aguinaga, Kevin Deyette, and Brandon Alexander. No homeowners were in attendance. Tony and Lisa from Hub City were in attendance.

Previous Month's Minutes:

The Board approved the previous month's minutes.

ARC Committee Report:

Dave Villani reported that there were two ARC requests, and one was approved for replanting front yard grass.

Financial Reports:

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

Fence Replacement:

The Board discussed the status of the Construction Contractors Board (CCB) complaint against B&B Construction. A site walk by the CCB has been scheduled for May 1 at 9:00 a.m.

The Board also discussed, and it was moved and unanimously passed to schedule and pay for a one-hour consultation with an attorney from Weatherford, Thompson regarding legal avenues available to remedy the fence situation.

Standing water issue:

The Board discussed the homeowner complaint regarding standing water issue along the south end of the fence in the common area off Canterbury regarding water damage to the homeowner's fence. The Board is aware of the situation and stated that it is a seasonal drainage issue. Hub City also added that the landscaper had been contacted and stated that it was not as a result of any irrigation leaks to their knowledge. The landscapers also noted that any type of mitigation that they could do most likely would not result in stopping the issue as it is an overall drainage issue. The

Board asked Hub City to inform the homeowner that the Board would not be taking action on any remedy. A solution may be to install fence boards a bit higher so as to not wick up any standing water.

Park Volleyball Net: Brandon reported that the new volleyball net had arrived and the net has been installed.

Annual Meeting/August Night Out: The Board briefly discussed the Annual Meeting and agreed that the food and bouncy houses were very popular and that they would most likely have a repeat of this this year. The Board postponed any further discussion regarding budget – costs, etc.

Investment Alternatives: Kevin reported that he was looking into other options and had some good feedback but will give a more formal report when he is fully apprised of the different CDs and returns currently available.

Vandalism/pranks: The Board briefly discussed the incidents where two homes had recently had their front doors kicked in. One person was caught on a Ring camera and that incident was being investigation by APD. The other incident was reported to APD as well. Brandon reported that he thought it was the most recent “TicToc Challenge.” No further action necessary.

Executive Session: No executive session as there were no homeowners present. However past due accounts were generally discussed.

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