



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING
MEETING MINUTES

May 8, 2025

The Meeting came to order at 6:01 p.m. Present were Board members Dave Villani, Kevin Deyette, Anna Roller and Brandon Alexander. Hub City and three homeowners were also present.

Previous Month's Minutes:

The Board approved the previous month's minutes.

ARC Committee Report:

Dave reported on the current ARC Requests. Two requests were discussed; one for roofing and a previous request that has not been completed. Dave requested Hub City to notify the homeowner that there was a time limit and that they are being denied and will need to reapply.

Financial Reports:

Kevin reported that Hub City was working with him on the 2025-2026 Budget and a draft will be provided at the next Board meeting. Monthly financial reports were approved.

Fence Replacement:

Fence Mediation: Dave reported on the results of the fence mediation with the State Contractors' Board regarding the dispute with B & B Contracting. Dave reported that the results were that the two parties have agreed to separate and hold the other parties harmless. This will allow Bridle Springs to terminate the contract with the contractor while agreeing to the payment made/received for work done. Dave also noted that the mediation and subsequent agreement was legal and binding.

The Board also discussed the following related issues:

1. Damage by contractor to homeowners' fences and water lines: The Board discussed the advice by the attorney that the Board was not responsible for the damage as it was the contractor who damaged the property. However, the Board discussed the HOA's responsibility to the homeowners. The Board passed a motion

to have Maciel Landscaping repair the water line break and have the Association pay for those services.

2. Lateral fence damage/connections: No decisions for a solution were made at this time.
3. Gaps at bottom of fence: The Board asked Hub City to reach out to the homeowner with this issue and ask if they can manage a temporary fix until the Board can address a solution.
4. Utility Boxes in Greenspace: No decision or action at this time.
5. Gate Issue: The Board agreed that the gate needs to come down and be redesigned. The Board members will store and keep the material for later use.
6. Pole Cap Height: No decision or action at this time
7. Fence Walk: The Board asked Hub City to send out an email to homeowners on Knox Butte advising them of a fence walk to take place the week of the 11th – 17th. The Board will inspect and note other possible damage in need of corrective action.

Annual Meeting/National Night Out:

As there are no Board vacancies, there is no need to hold an election at the Annual Meeting this year. The Board passed a motion to repeat last year's process for the Annual meeting with food from Qdoba, two bouncy houses and face painting. The Board gave permission for Hub City to make the arrangements and spend the same amount for the food, entertainment and set up as last year's budget.

Resolution for Repairs and Maintenance Contract Language:

Discussion of a new Resolution regarding language for contracts was tabled for discussion at a later date.

Executive Session:

The Board went into the Executive session and returned to the regular meeting and reported that the Executive session covered violations and past due accounts.

The Meeting was adjourned at approximately 7:45 p.m.