



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS' MEETING

### MINUTES

June 12, 2025

The Meeting came to order at 6:05 p.m. Present were Board members Dave Villani, Brandon Alexander and Anna Roller. Lisa with Hub City was also in attendance.

#### **Previous Month's Minutes:**

The Board approved the previous month's minutes with changes noted.

#### **ARC Committee Report:**

Dave Villani reported on ARC Requests that were approved since the previous meeting

#### **Financial Reports:**

The Board voted to approve the financial reports for May 2025 and agreed to hold off on sending out 2025-26 budget until Hub City streamlines the format. The Board will discuss it again at the July meeting.

#### **Landscaping:**

The Board discussed going out for bid on landscape contracts next fall. Hub City was requested to send Pacific Landscaping Scope of Work to Board for their review.

#### **Fence Repairs:**

The Board reviewed and discussed the photos taken during the most recent site walk. It was determined that there are 12 homes that have issues with the lateral fence connecting to the new fence which need to be addressed. The Board made and passed a motion to have Hub City obtain bids from Nick at All Pointes Inspections and Byrdhouse Construction.. The Board also agreed to have the bids reviewed through emails so that a decision on choosing the contractor can be expedient.

**Proposed Resolution for Future Bids:**

The Board discussed possible language for a future resolution for seeking and awarding bids. Anna talked of the process for procurement that should be addressed in this Resolution. No decision was made at this time.

**ARC Process:**

Dave talked about the language in the CC&RS relating to the timeline for ARC Requests and reiterated that it was laid out well in the CC&Rs.

Executive Session: The Board discussed homeowner accounts.

The meeting was adjourned at approximately 7:00 p.m.