



BRIDLE SPRINGS HOA BOARD OF DIRECTORS' MEETING

MINUTES

September 11, 2025

The meeting was called to order at 6:02 p.m. Present were Board members Dave Villani, Eric Aguinaga and Anna Roller. Lisa from Hub City was present. No homeowners were present.

Previous Month's Minutes:

The Minutes of the August Board of Directors meeting were approved by the Board.

ARC Committee Report:

Dave Vilannie reported on the ARC Requests. All were approved. The ARC requests for the last two months consistent oof 3three roof requests, 1 gazebo, 4 landscaping changes, 1 tree removal, 5 paint requests and 6 general maintenance requests.

The Board also discussed a recent request for permanent Christmas lights. The Board noted that the permanent lights are not in line with the CC&Rs which states that all holiday lights will be removed within 30 days after the holiday. Dave would like to have more discussion regarding clarification of the hours, times, holidays, etc. that permanent lights may be used. At this time, it was suggested that the matter of permanent lights be revisited and discussed with the whole Board to see what the opinion is regarding creation of a new Resolution regarding permanent lights and that the ARC Committee should deny these requests pursuant to the terms of the CC&Rs.

Annual Meeting Report:

The Board noted that the Annual Meeting was a success except for the ice cream. The Board would like to see the same food, bouncy houses and face painting next year and possibly look into Kona Ice rather than ice cream.

Fence Repair Status:

Hub City reported on the fence repair schedule and that all homeowners had been notified by email that the repairs will begin by All Points on September 15th. Hub City will also post a flyer on the doors of those homes that All Points will need to be accessed for repairs.

HOA Insurance:

Hub City reported that the insurance company that had been providing HOA insurance has informed HC that they will no longer carry HOA insurance past October 16, 2025. Two bids were received that were very similar in cost. The Board asked for clarification on Director's liability or Fidelity Bond and to have Hub City request another quote including this coverage.

Halloween Contest:

The Board approved having a Halloween decoration contest for October 2025. The prizes will be the same as last year for 1st through 3rd places. Deadline for having decorations to be judged will be Saturday September 25th at 5:00 p.m. Judging will take place on Sunday the 27th and the winners will be announced on or about October 28th or 29th. Hub City to send out announcement on October 1st.

ARC Required Painting/Trim Work Notices:

Two homeowners requested and were approved for an extension to the ARC's letter requiring certain homeowners to paint or repair trim on their homes. The extensions were granted for a six-month period with the requirement that the homeowner's submit an ARC request, have it approved and have a painter secured by the end of the year.

The Board requested Hub City to send out notices to homeowners that have not submitted ARC Requests but received the ARC notice. If those homeowners who have not painted their homes do not submit an ARC request by the end of the year, the Board will discuss when to levy fines pursuant to the ARC Painting Resolution.

Waiver of Late Fees:

The Board voted against waving the late fees of a homeowner who had submitted an appeal. That homeowner will be informed.

Landscape Update:

The Board discussed the quality of landscape work, the desire to obtain bids from other landscape companies and the possibility that if landscape fees increase, the Board may need to look at the possibility of raising dues to cover the added expense. Hub City to ask Pacific Landscape to submit a bid. The Board will continue discussion at the October Board meeting.

Volleyball Net:

The Board noted that it the volleyball was being used often but that due to weather net will be taken down soon for the winter months.

As there were no homeowners present, no Executive Session was convened.

The meeting adjourned at 7:24 p.m.