



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

### MEETING MINUTES

October 7, 2025

The Meeting came to order at 6:02 p.m. Present were Board members Dave Villani, Eric Aguinaga, Kevin Deyette and Brandon Alexander. Three homeowners were in attendance.

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

The Board approved the previous month's minutes.

#### **Homeowner Comments:**

There were no homeowner comments or questions.

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

Dave Villani reported on ARC requests and there was discussion regarding the voting process. Hub City to look into the shared communication options for the voting process.

#### **Financial Reports:**

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

#### **Water Issue off Canterbury:**

Hub City reported that a homeowner had again contracted them regarding the water drainage issue along the fence abutting the common area off Canterbury. The Board discussed the fact that the water drainage had been a problem since the subdivision was built and felt that it was not an Association responsibility to correct. However, the Board decided to look in other possible options for remediation.

#### **ARC Yearly Neighborhood Walk:**

The Board set a date of October 17<sup>th</sup> at 4:00 p.m. to walk through the community to update the status of last year's homes identified as needing paint and/or dry rote repairs. The Board will give Hub City an updated report.

**Halloween Contest:**

The Board will be the judge of the Halloween contest this year and will award the prizes after the deadlines of October 215<sup>th</sup>.

**Backflow Testing:**

The Board reviewed pricing for this year's backflow testing and awarded the bid to Easdale Backflow as they were substantially lower than other contractors. Backflow testing will be completed in October.

**Insurance Renewal:**

The Board obtained three quotes for association liability insurance this year as the cost for the insurance has risen significantly. As there were minimal differences in the price, the Board made and approved a motion to purchase insurance from Marsh Mclenan Agency based on the coverage and price.

**Fence Repairs:**

The Board discussed the status of repairs on the fence along Knox Butte and indicated that they were satisfied with the quality of work. The Board also asked that Hub City communicate with Nick regarding the homeowner that was asking for reimbursement from repairs paid for by another contractor. The Board decided to reimburse the homeowner based on the bids.

**Executive Session:**

The Board went into executive session to discuss violations, cues and related repair issues.

The Board returned to regular session and discussed the need to store the volleyball net for the winter.

The meeting was then adjourned at approximately 7:45 p.m.