



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

November 11, 2025

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

Previous Month's Minutes:

The Board approved the previous month's minutes.

Homeowners' Comments:

The Board discussed issues a homeowner was having with leaves that were being blown into his yard from the landscaper. Janet Ellwood discussed her conversation with the homeowner. It was explained to the homeowner that the landscaper and other homeowners, per the city, are supposed to blow leaves into the street gutters so that the city can pick them up.

ARC Committee Report:

Hub City presented a request for an extension from a homeowner regarding the paint deadline. The Board approved of an extension with the same considerations for the other approved extensions, that being that the homeowner had submitted an ARC request and secured a painting company. Dave Villani reported on ARC requests, specifically the recent request for a large addition to a home. The ARC committee had not decided yet and Dave was of the opinion that the Board would wait for the ARC to finish their decision-making process. There was also discussion regarding the voting process. Janet from the ARC Committee asked about being able to see other members' comments and Dave explained the process. All in all, the ARC members present were satisfied with the ARC review process.

Financial Reports:

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

Water Issue off Canterbury:

There was further discussion regarding the drainage off Canterbury. The Board discussed possible remedies such as a curtain drain but noted that the drain would have to empty out under the sidewalk to the street and that the cost would be high. Hub City presented two bids for a dry well installation. The Board was not sure that a dry well would be a proper solution. That area is

encumbered with an easement from the pipeline company and construction of any drainage may not be an option. No further action was taken at this time.

ARC Yearly Neighborhood Walk:

Dave reported that there were three houses remaining from last year's walk that need to be painted. Those three houses were listed on the paint violation report, and the homeowners were notified last year. They have until December 31 to comply.

Board Participation:

Dave Villani requested more participation from the Board on items committed to during the meeting such as contests, ARC walks, etc.

Leaning Tree Issue in Park:

The Board discussed the tree that was reported leaning. It was observed that the tree was not leaning but, had actually grown that way. Anna Roller's husband, who is an arborist, will look at the tree to see if it needs further assessment.

Fence Repairs:

Per Nick of All Points, the homeowners that paid out of pocket repairs for the fence along Knox Butte Avenue were 4035 Thoroughbred and 4041 Thoroughbred. Nick also stated that his cost to repair the issue for that homeowner was estimated at \$250. The Board made and approved a motion to reimburse the homeowner the costs of their repairs up to the \$250 amount providing the homeowner submitted an invoice form their contractor.

Graffiti on Sign at Rosehill Entrance:

It was noted that there was tagging on the Bridle Springs sign. Keven had volunteered to clean it up provided he had time before leaving for vacation. Two Board members volunteered to follow up to make sure that it was cleaned.

Park Strip Lawn Violation:

The Board requested that Hub City to send out a violation for suckers from a previously removed tree in the park strip off Thoroughbred.

The meeting was adjourned at approximately 7:40 p.m.

