



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

### MEETING MINUTES

December 9, 2025

The Meeting came to order at 6:00 p.m. Present were Board members Dave Villani, Eric Aguinaga and Brandon Alexander. No homeowners were in attendance.

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

The Board approved the previous month's minutes.

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

Dave reported that the request for addition to a home was approved as well as one paint request. The request for an extension to the 2026 painting for a homeowner noticed was approved with the following conditions, those being that the homeowner had a contractor lined up and an ARC requested has been filed and approved.

#### **Fence Repair Reimbursement:**

The Board approved of the amount of \$250 previously approved to be split between two homeowners on Thoroughbred that had incurred repair expenses.

#### **Leaning Tree in Park:**

The tree in the park that reported a leaning was viewed by an arborist. The arborist noted that it had grown that way. Their recommendation was that the tree was not leaning and the ground is not disturbed at the roots, there is no immediate need for the tree to be removed. It will be revisited in 6 months.

#### **Drainage Issue - Canterbury:**

The Board revisited the standing water that is affecting a portion of the fence between the common area and homeowners and Churchill Downs. The Board again reviewed options and possible expenses but noted that none of the options had a guarantee of success and

the drainage what not a result of any Association issues or common area issues that could be remedied. Hub City to contact the homeowner and inform them that the Board will not take an action towards drainage mitigate at this time and recommend that the homeowner adjust the fence height to prevent the fence Boards wicking up the water.

**Christmas Contest:**

The Board discussed awards for the holiday lights contest. The ARC Committee will decide on the winners and inform Hub City by Monday, December 22. Awards will be available at Hub City Office by appointment. Prizes to be the same as last year.

**New Business:**

Implementation of an Intermittent Fines Resolution was discussed. Hub City to send the Board draft language for intermittent violations.

**Graffiti on Sign:**

Hub city to reach out to City regarding graffiti cleaning on sign. Let Dave know City's timeframe.

Adjourned at 6:24 p.m.