



BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

MEETING MINUTES

February 12, 2026

The Meeting came to order at 5:59 p.m. Present were Board members Dave Villani, Eric Aguinaga, and Anna Roller. Lisa and Rebecca from Hub City Management were present. No homeowners were present.

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 reported that there were no ARC Requests this last month.

Financial Reports:

The Board approved the financial reports for January 2026.

Recurring Violation Resolution:

Discussion on the resolution language was postponed until all Board members were present.

Graffiti:

The Board asked for status on the graffiti cleanup by the City volunteers. Hub City noted that they had contacted the volunteer organization a couple of times but had not received a call back. The Board asked Hub City to contact Nick from All Pointes to arrange cleaning of graffiti off entrance signs only and applying a fresh coat of paint for appearance of signs. The Board will address the other graffiti issues as well.

Budget/Assessment:

The Board continued their discussion on the need for an increase in assessments. The Board reiterated that the increase was to cover rising costs such as insurance and landscaping needs. The Board also discussed creation of a document for distribution to homeowners showing the budget verses actual needed expenditures. Further discussion was tabled until the next Board meeting.

Annual Meeting:

In looking forward to the Annual Meeting, the Board made note that three Board terms are expiring and that they would like to see advanced notice given to the homeowners to give time to consider serving on the Board.

Executive Session:

The Board went into executive session to discuss a continuing paint violation. The homeowner was sent a violation notice in 2024 and again in 2025 as is required in the CC&RS and ARC Resolution.

The Board returned to regular session and stated that per the CC&Rs, and ARC Resolution, the homeowner will be fined for the second time for not doing one of the following: 1) Either requesting a hearing or extension or 2) repainting the home.

The meeting was adjourned at approximately 7:15 p.m.