



## BRIDLE SPRINGS HOA BOARD OF DIRECTORS MEETING

### MEETING MINUTES

January 8, 2026

The Meeting came to order at 6:05 p.m. Present were Board members Dave Villani, Eric Aguinaga, Brandon Alexander, Kevin Deyette and Anna Roller. Two homeowners were in attendance.

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

The Board approved the previous month's minutes.

#### **Homeowner Comments:**

No homeowner comments.

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

No ARC requests were made this month.

#### **Financial Reports:**

Kevin had a question for Hub City regarding the negative equity entry on the balance sheet report. Hub City to have Tony email Kevin with explanation. The Board voted to approve the financial reports for December 2025.

#### **Fence Update:**

Nick from All Pointes provided an explanation as to the remaining work to be done on the fence repairs on Knox Butte Avenue. Nick will finish up the work and send a final invoice to Hub City. Nick also indicated that the amount to finish the work will not exceed original bid and amount originally approved by the Board. The Board had further discussion on the remaining issue related to accessing the electrical panel and it was stated that it is not an immediate need and will address this issue at a later date.

**Graffiti Update:**

Hub City reported that APD had contacted them regarding the request to have volunteers remove the graffiti. APD will assess the graffiti and will reach out to Hub City when the work is to be scheduled as well as any need for paint or materials.

The Board noted that there was graffiti on the old bus stop shelter and the fence as well as the entrance sign.

The Board will revisit next month to see if APD volunteers have addressed the issue or if there will be a need for volunteers from Bridle Springs to clean up graffiti.

**Repeat Violation Resolution:**

The Board previously reviewed a draft of a Repeat Violation Resolution and discussed what constituted a repeat offence and what violations would be listed in the new Resolution. It was noted that there is already a Lawn Resolution so that would cover all violations for lawn violations, however, trash, parking and weeds in the side yard may need to be included in the Resolution. The Board also discussed the timeframe for the repeat violations and what types of fines may be considered.

There was also a brief discussion regarding possible suspension of backflow checks for those homeowners that are in arrears for association dues or fines.

Dave asked the Board to think about language for the Resolution. The Board tabled further action on the Resolution until the next Board meeting.

**Budget – Assessment Amount:**

The Board discussed the need to consider an increase in assessments starting the beginning of the next fiscal year, or July 1, 2026. Dave asked that the Board to schedule a discussion meeting for the homeowners so that they have opportunity to ask questions and discuss expenditures.

The Board also briefly discussed the options for earning interest on savings as an income contribution, the amount of increase allowed by law, and the need to communicate with the homeowners about the expenses vs. the Board's desire to keep the common areas in good condition as well as the need to budget for future large expenditures. The Board wishes to reflect the collective desires of the homeowners in relation to dues vs. priorities in expenditures.

The matter was tabled until the next meeting to decide on a date for the open discussion meeting as well as to give the Board time to look at the Budget vs. Actual for this current year.

**Executive Session:**

The Board met for executive session to discuss the circumstances of a requested payment arrangement for past due assessments as well as the resolution of those homeowners that were still non-compliant in their notice to repaint their homes.

The Board returned to normal session and a motion was made by Dave Villani to approve of the requested payment plan and pause future late fees and interest with the caveat that if the payments are not kept current and no payment is made for a period of 30 days, then the account will go immediately to collections. The Board unanimously approved the motion. Hub City to communicate the decision to the homeowner.

Kevin also asked the Board about the resolution of the ARC request wherein the home was being significantly expanded in size. The concern was if the homeowner increased the size of the home to the point that it was non-conforming with applicable zoning, would the Board be in a liability situation – having given ARC approval. Dave noted that those homeowners that are not compliant with code requirements are solely responsible for any liability or financial loss as a result of code enforcement and that the Board cannot be held liable.

The Board also briefly discussed the roles of the ARC committee and the Board regarding review of requests that are out of the ordinary as well as the possibility of drafting a Resolution addressing those requests including requiring neighbor notification by the homeowner as part of the ARC approval process. No action was taken at this time.

The meeting was then adjourned at 7:21 p.m.