

Bridle Springs Home Owners Association

Meeting of the Board of Directors 10-21-10

The meeting of the board of directors was called to order at 6:31pm. Board members Eric Aguinaga, John Bidwell, Bob Carruth, Spencer Watkins and Bob Vanderford were present. Three owners were also present. Don Haley of Northwest Native and Kurt Powell of Willamette Community Management were also present.

Homeowner's forum: Grace Lawson acknowledged the hard work of the Bob C, Bob V, and Spencer W for their work on the sign in the entrance of Bridle Springs.

Minutes: The board **APPROVED** the minutes from Aug 19, 2010.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$67,304.72. Current income year to date is \$20,463.74. Current expenses to date are \$17,036.87. Current Reserve balance is \$47,023.90.

Committee Reports:

ARC: The ARC report will be later in the meeting.

Grounds Beautification: Don Haley from NW Native gave a small presentation of the status of the Beautification Project and the irrigation status. John Bidwell walked through the community with Don Haley of NW Native this last week to look over irrigation and landscape issues. The Landscape committee will continue to work with Don to oversee the beautification project.

Future Plans and Projects committee – The committee is getting bids for a possible project of closing off the north and south end of the “pipeline” that runs parallel to Canterbury with black chain link fence that matches the entrances to the wetland. The committee is also considering creating a dog run on the south end of Canterbury. The board will consider the proposals at a future date when all of the budgeting figures are complete.

Security Committee – There are a few of the city light poles that are out. Spencer will contact the city to have them repaired.

Communications Committee – The committee is working on getting the community information (Minutes, Agenda, etc) available on the website.

Community Activities – Nothing to report

Willamette Community Management Update- 4 out of the previous 8 foreclosures recently sold to new homeowners. There are two more homes that just officially went into foreclosure. The community is doing very well financially considering the economic times. WCM has sent out about 100 compliance letters to the community since it started. There are currently 2 homes being fined, 4 homes that are going to be fined if the violations are not corrected, and 4 homeowners just received courtesy letters. WCM will provide the board additional detail when requested between board meetings.

Parking Resolution – The board made a motion to adopt the draft parking resolution emailed out to board members for review before the board meeting. The board discussed the issue about whether or not boats, trailers, campers, etc should be policed and enforced by the HOA or the city

when parked on public streets. Currently, boats, trailers, commercial vehicles, mobile homes, campers, and other recreational vehicles are not allowed on any lot or common area. The board **APPROVED** the parking resolution.

Window A/C Resolution – The board discussed the placement of window A/C units and where they would be appropriately placed. After discussion, the board **APPROVED** the window A/C Resolution.

Other Business

Tree Replacements: The board **APPROVED** a motion to support homeowners by enacting a tree replacement strategy whereas the board will source trees and the labor to install them at a cost significantly lower than a homeowner could get on their own. If the ARC can source the approved trees, cost out the labor to install them, and has the homeowner approval to re-pay the amount for the tree and the installation, then the ARC has the authority to use Association funds to get the job done. The homeowner will have to get the trees replaced regardless.

Home repainting Letter – The board **APPROVED** to have WCM draft a letter to homeowners notifying them that the board is aware that some homes have fading paint on them that may be covered by the warranty department of D.R. Horton. If the homeowner cannot get coverage by the warranty department, they will be responsible for repainting their homes.

Parkstrip on Rosehill: Nothing to discuss. The board will approach this topic again next spring.

Fence Staining – Goldfish Farm Road – The board discussed the staining of the exterior of the fence along Goldfish Farm Road. The board **APPROVED** to have the board send a letter to each homeowner that has a fence facing Goldfish Farm Road and each homeowner that has a fence facing the park on the inside of the common area in order to notify them that the board will be staining the exterior of the fence free of charge pending budget approval.

Landscape Committee Authority of Association Funds – The board **APPROVED** the landscape committee to authorize spending up to \$500 per event out of the currently budgeted landscape budget.

The board **APPROVED** a motion to pay the invoice for NW Native for the filling and maintaining the tree bags for vacant properties in the community in the amount of \$600.

The board **APPROVED** a motion to pay the invoice for NW Native to install two battery timers in the north pipeline area for a cost of \$550.

The board **APPROVED** a motion to pay Vial Fotheringham’s invoice of \$402.50 for Bridle Springs v. Sheals for collections services rendered.

Ratifications

The board **RATIFIED** the decisions to renew the D&O policy for Bridle Springs since it came due before the next board meeting. The board **RATIFIED** the decisions to delete unenforceable fines on two properties (lot 167 and 164) due to insufficient paperwork from NW Community Management. The board **RATIFIED** the decision to allow fining for the lot number 67 for an ARC violation.

The board **APPROVED** to have Stover-Neyhardt perform a financial review on the Bridle Springs Financial records from the fiscal year 2009-2010 as required by the State of Oregon law for Home Owners Associations.

The board reviewed a homeowner comment of Halloween decorations.

An owner notifies WCM that there are for sale signs in common areas. WCM will follow-up with those signs for removal.

One owner asked whether or not she could rent her home.

Upcoming board meetings will be Nov 18th, and Dec 16th, Jan 20, Feb 17, and Mar 17 at 6:30 at Ray's Food Market.

Adjourn: The board **APPROVED** a motion to adjourn the meeting at 8:12pm.

