

Bridle Springs Home Owners Association

Meeting of the Board of Directors 12-16-10

The meeting of the board of directors was called to order at 6:33pm. Board members Eric Aguinaga, Bob Carruth, Bob Vanderford, and Spencer Watkins were present. Four owners were also present. Kurt Powell of Willamette Community Management was also present.

Homeowner's forum: One homeowner asked about blackberry control on the back side of the fencing area. That topic will be covered later in the meeting. Another asked about whether an ARC request has gone through on a home in Churchill Downs. Another homeowner asked whether we could install stop signs in the neighborhood to help slow down traffic. Bob C mentioned she could talk to the City of Albany's traffic person.

Minutes: The board **APPROVED** the minutes from October 10, 2010.

Financial Report: WCM gave a report of the financial information for Bridle Springs. Current assets are \$76,939.37. Current income year to date is \$40,437.03. Current expenses to date are \$30,858.86. Current Reserve balance is \$50,797.90.

Committee Reports:

Landscaping: The board reviewed the landscaping contract and the licensing issue. The board expressed a desire to contract with a landscaper that can handle all aspects of landscaping. The board **APPROVED** a motion to send Don Haley a letter from the board that notes that since he does not have a current license from the landscaping contractor's board, he cannot perform any tasks outside of the his landscape maintenance contract.

ARC: Nothing to report.

Grounds Beautification: Nothing to report.

Future Plans and Projects committee – Nothing to report.

Security Committee – There was one theft from a vehicle and one domestic violence in Bridle Springs this last month. Linda Killion expressed an interest in contacting the neighborhood watch group that will look over the vacant homes in Bridle Springs. She also asked whether we can put a flyer with the next billing statement encouraging homeowners to keep their porch lights on.

Communications Committee – The website has seen a spike in users recently.

Community Activities – There are no community activities planned currently.

Willamette Community Management Update-

Delinquent Accounts: WCM gave an update on delinquent accounts of owners who no longer reside in Bridle Springs. The board **APPROVED** a motion to send a letter to all of these homeowner notifying them that if the balance is not paid, the HOA may hire a lawyer to collect the fees.

Request for Return Envelopes: The board has received a few requests for return envelopes to be included with the quarterly statements. WCM gave a quote of \$.25/statement to do this service. The board **DENIED** a motion to have WCM add return envelopes to the quarterly statements.

WCM gave a report on the homes in Bridle Springs out of compliance and to the point of fining. The board **APPROVED** fines for 12 properties within the community.

Spencer Watkins got 4 bids for a few fencing projects within Bridle Springs. Upcoming board meetings will be Feb 17, and at a location that is to be determined.

Adjourn: The board **APPROVED** a motion to adjourn the meeting at 7:52pm.