

The Bridges At Black Canyon Homeowners' Association

Board Meeting Minutes

Date: June 1, 2022

Location: The Bridges Board Room & Via Zoom

- I. Call to order – The meeting was called to order at 5:36 pm by Scott Whittman
 - A. Board Members Present: Scott Wittman, Beth Feely, Jim Carlson, and Kris Flower.
Absent: Lew Thompson
 - B. Committee Members: George Gleason – Design Review Committee
 - C. Homeowners Present: 2312 Stone Bridge – 2141 Painted Wall Lane, Eric Feely, 2445 Shavano Circle, 2313 Stone Bridge, 2709 Sleeping Bear Road,
 - D. Management: Tina McFarlin and Barbara Fauscette

- II. Homeowner Forum: 2141 Painted Wall Lane - Being on Painted Wall, was there a meeting regarding the vacant lots. Scott Wittman gave an update regarding the lots which have been purchased. There are 17 single family homes that will be built.

- III. Actions taken outside of the Meeting: The minutes from April 26th where approved.

- IV. Minutes: Kris Flower made a motion to approve the minutes from March 9, Jim Carlson seconded the motion, the motion carried unanimously.

- V. Ratifications: Kris Flower made a motion to ratify the minutes from April 26, Beth Feely seconded the motion, the motion carried unanimously

- VI. Financials: Assurance HOA Management went over the Financials. Reconciliation has not been completed due to still in a transition still happening. Financials will be completed by the 20th of the Month. Alpine Statements need to be obtained to be reconciled, Kris Flower will obtain them and provide them to Assurance HOA. Scott Wittman made motion to approve the limited financials, Jim Carlson seconded the motion, the motion carried unanimously.

- VII. Management Report: Assurance HOA Management provided an update on Resales, which have been 16 to date, there are 193 deed lots, 80 that do not have structures built on them these will need mowed as needed, Service Agreements needing signed and Legal concerns that will be addressed in executive session.

- VIII. Old Business: None.

- IX. New Business: Mowing has been completed of vacant lots. Property Inspections, the Board has asked the Management Company to provide inspections twice per month, Committee Updates – Project Committee – Bob Forsyth has agreed to sit on the committee, Jim Carlson made a motion to appoint Bob Forsyth on the Project Committee, Beth Feely seconded the motion, the motion carried unanimously. The Management Company performed a property inspection with the Project Committee on May 31st. There is a vacancy on the Design Review Board, the Management Company will see if there is some information they can find for the criteria and to volunteer, The deadline is 60 days. The DRB Committee is meeting the third Thursday in the Bridges

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Board Room at 6 pm. There is a small stipend quarterly for DRB members. There are 3 of the 4 Design Review Committee Members. The DRB Committee wanted to know if there was cease and desist order. Should this go through legal so that the DRB can use this form. Beth Feely will obtain this form and provide it to the Management Company so it can be turned over to legal counsel. There are new legislative updates. There are 11 policies that need to be updated. These policies will cost the Association \$700.00 from Altitude Law. The Management Company will speak with Bo Nerlin to see if he is interested in putting these together. The Declaration will also need to be updated by September 1, 2022. After executive session, the Board adjourned at 7:09 p.m. Beth Feely made motion to remove policy #10 from the Associations policies due to legislative updates, Jim Carlson seconded the motion, the motion carried unanimously.

- I. Adjournment: The meeting was adjourned at 6:21 pm to go into executive session.