

**MINUTES OF THE ANNUAL MEMBER MEETING
OF BRIDGES AT BLACK CANYON OWNERS
ASSOCIATION, INC.**

CALL TO ORDER: The meeting was called to order on August 7th, 2019 at 5:13 pm by Dennis Friedrich, Board President, at the Bridges Clubhouse.

INTRODUCTIONS: Board members present in person included Dennis Friedrich, Kris Flower, and Beth Feely. Joe Shrum and Lew Thompson were present via teleconference. The members attending the meeting were asked to sign in as they arrived. Sylvia Pennings and Neomi Taylor with Mountain Mansion Management were present. A quorum was deemed present with 87 total lots represented either in person (80) or by proxy (7).

PROOF OF NOTICE: The meeting notice was mailed to the last known address of all owners.

APPROVAL OF 2018 MEETING MINUTES: The previous member's meeting minutes were included in the Annual Meeting Package mailed out to all owners. There was a correction under the Manager's Report – in the last sentence, 116 lots voted in favor of the amendment, not 212. There was also a correction under Eric Feely's, Clubhouse Manager's, Report – the sentence reading "He noted that there are approximately 260 HOA members and 164 Club members" was replaced with "He that there are approximately 260 individual members from 164 Golf memberships." Kirk LeClere motioned to approve the minutes as amended and Rob Loewen seconded the motion. The motion passed.

REVIEW OF 2018 FINANCIALS: The financials were included in the meeting package. Sylvia Pennings went over the Profit and Loss for 2018 and asked if there were any questions. Included in the operating account balance is \$6000 being held for construction deposits. The vendor that did vacant lot mowing in 2018 did not invoice regularly and one of the invoices for 2018 was not received until 2019 and is included in those financials. The accounts receivable includes unbudgeted finance charge and late fee income. \$30K was transferred from the Operating Account to the Reserve Account at the end of 2018.

REVIEW OF 2019 FINANCIALS YEAR TO DATE:

Decision to Lower Dues for 2019

The financials to date for 2019 were reviewed. Based on history of actual expenses, the Board agreed to lower dues from \$250 to \$225. Some members voiced that they would rather see dues stay up and additional work done to improve the common areas. A discussion ensued regarding what is the HOA's responsibility and what is the Golf Course's responsibility. The common areas of the HOA include the perimeter fence and the entrance areas. Many of the areas that owners would like to see improved are private property of the Golf Course or lot owner's property. Rick Purdy made a motion to accept the financials as presented and Scott Wittman seconded the motion. The motion passed.

LEW THOMPSON'S, DEVELOPER'S, REPORT: Lew expressed his thanks to Dennis Friedrich for his service on the Board of Directors and to the entire Board. Lew also expressed his thanks to the Design Review Board and all of the work they put in for the community. Growth continues and he let everyone know that things are continuing to look really good for the association and golf course.

MANAGER'S REPORT: Sylvia Pennings explained that the Board meets at least quarterly by teleconference. Meeting minutes are available from Mountain Mansion Management for anyone who is interested. There will be a quick Board meeting following the annual meeting and it is an open meeting for anyone who cares to attend. A website will be created and include the governing documents, meeting notices for both the Board and the DRB,

meeting minutes, and CCIOA required Educational Information. An e-mail blast will go out notifying owners how to access the website once it is live.

The 2020 Budget will be created and adopted by the Board later in the year when expenses for the year are better known. There will be an owner's meeting by teleconference to ratify the budget prior to invoicing going out. Eight properties changed ownership in 2019, down quite a bit since last year. Of the eight, three were homes and the rest were vacant land.

Courtesy and violation letters continue to be sent out on an as needed basis, but overall the community looks great! Vacant lot mowing was discussed and it was explained that the association pays to have this service done and then back charges the vacant lot owner accordingly. Homeowners expressed that they would like to see more frequent mowings and edging included.

The voting districts were explained and how the voting process would be going forward. There are five districts:

Filing 1 District – Represented by Dennis Friedrich, Term is Expiring, New Representative to be elected

Filing 2 District – Represented by Kris Flower, Elected 2018, Term Expiring 2021

Bridges PD I District – All unplatted, Declarant Appointed, Represented by Lew Thompson

Bridges PD II District – Been Declarant Appointed in the past, New Representative to be elected

Golf Club – Appointed by Declarant, Represented by Beth Feely

Anyone can run for any district, but only district members may vote for their own representative and Board members cannot utilize proxies to vote in the election.

ERIC FEELY'S, CLUBHOUSE MANGER'S, REPORT: - Eric reported on the success of the Golf Club. Food sales are up and expenses are down. There are maintenance issues that are being addressed. There have been some glitches with the new invoicing e-mail system and club members are asked to be patient and contact the golf club directly with questions or concerns. The State Championships are coming up and there is a lot of preparation involved in that. The bunker sand and water issues are the biggest priority to be addressed at this time. Owners acknowledged the improvements along holes 1 and 10, but would still like to see more done along hole 11.

OLD BUSINESS: The association is working with the City to have the foundation removed from a vacant lot that is no longer being built on.

NEW BUSINESS:

Credit Card Processing

Sylvia Pennings explained that credit card processing could be added as a convenience to homeowners to paying homeowners dues and vacant lot invoices, however, there would be an expense to the association to do so. The majority of the homeowners present did not feel this was a needed service.

Projects Committee

Several homeowners were interested in participating in a projects committee to provide recommendations to the Board. Some projects they were interested in working on included better maintenance of the vacant lots and improvements to the common areas. John Meredith, Greg Bollig, Frieda Kennedy, Karl Caimie, Chandra Panther, Rob Loewen, and Jeanne Bass all showed interest in joining this committee. The Board will discuss the formation and appointment of members at their Board meeting immediately following the Annual Meeting.

DRB REPORT: Rob Loewen provided a report from the DRB. He stressed that individuality is encouraged, not cookie cutter homes. All of the DRB Guidelines may be accessed online. While there are no specified qualifications to be on the DRB, all the members are experienced. The Board is currently comprised of Beth Feely, Dan Murphy, George Gleason, Rob Loewen, and Lew Thompson.

Once the nomination and election process was explained one more time, a brief break was taken for the districts to discuss nominations amongst themselves. Many owners from Districts not up for election this year took the

opportunity to leave at this time.

NOMINATIONS/ELECTION OF BOARD OF DIRECTORS

There were two open positions on the Board, representing Filing 1 District and Bridges PD II District. Nominations were opened from the floor. Jim Carlson was nominated by the owners of Bridges PD II District. Lyle Bass made a motion to nominate Scott Whitman to the Filing 1 District and George Gleason seconded the nomination. George Gleason made a motion to close nominations and Lyle Bass seconded the motion, with everyone present in favor.

Ballots were collected and it was confirmed that Jim Carlson would be the representative for Bridges PD II District and Scott Whitman would represent Filing 1 District for the next three years.

MEETING ADJOURNED

Dennis adjourned the meeting at 7:18 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management