

**The Bridges At Black Canyon Homeowners' Association**  
**Board Meeting Minutes**  
**Date: August 24, 2022**  
**Location: The Bridges Board Room**

- I. Call to order – The meeting was called to order at 6:02 pm by Scott Whittman
  - A. Board Members Present: Scott Wittman, Beth Feely, Jim Carlson and Kris Flower  
Absent: Lew Thompson – Quorum met
  - B. Committee Members: – Design Review Committee - Rob Loewen and Project Committee - Bob Forsyth
  - C. Homeowners Present: Earl Brinker (2100 Signature Ridge Lane), Bryan Hartwig (2400 Stone Bridge), Sharron Porter (Lot 2200), Terry & Verena Ferris (2700 Red Cliff Circle), & Randy White (Lot 2406)
  - D. Management: Tina McFarlin, Barbara and Beau Fauscette, and Rachel Greggerson
- II. Homeowner Forum: A thank you to all the Board Members for all they do went out.
- III. Actions taken outside of the Meeting: The minutes from June 1, 2022 where approved. April, May, and June Financials were approved, and the update of 9 policies was approved with Altitude Community Law as well.
- IV. Minutes: Jim Carlson made a motion to ratify the June Minutes, Beth Feely Seconded the motion, the motion carried unanimously
- V. Ratifications: Scott Whittman made a motion ratify the April, May and June Financials, Kris Flower seconded the motion, the motion carried unanimously. Scott Wittman made a motion to ratify the June financials, Jim Carlson seconded the motion, the motion carried unanimously.
- VI. Financials: Assurance HOA Management presented the July Financials. Kris Flower made a motion to approve the July financials, Beth Feely seconded the motion, the motion carried unanimously.
- VII. Management Report: Assurance HOA Management provided an update on the number of resales, the Insurance Claim, property inspections, the new vendor for brush hogging and provided the policy updated.
- VIII. Old Business: Property Inspections have been occurring, the new policies from Altitude Community Law will be delivered with the Annual Meeting Notices.
- IX. New Business: Earl Brinker with Signature Ridge discussed a water issued that was discovered in mid-June and affected at least (6) six homeowners over by the common area, water has been identified in their crawl spaces. The city of Montrose is working with Signature Ridge to try to rectify the water issues. Nothing has been found out at this time, so an investigation is still underway. Committee report: Rob Loewen with the Design Review Board will make sure that all committee reports are sent over to the Management Company to be shared with the Board of Directors. The DRB is looking for an additional member, this is a paid position. Currently they have Dan Murphy, George

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Gleason, Rob Loewen, and Dale Wilson. Bob Forsyth informed the Board that the Project Committee and the Management Company met on 08/23/2022 regarding new projects and contracts that need to be reviewed and updated for The Bridges, the Management Company will assist the RFP's. The committee needs a clear understanding of the property line vs private property. The Committee is Chandra Panther, Carlo Caimi and Bob Forsyth. Short – Term Rentals: Sharon Porter a new homeowner on Painted Wall, whose home is a classification D in the Declaration, questioned about short-term rentals. The Board of Directors will have to review the governing documents and determine if this is something they want to change as this would require a Declaration Amendment and 67% of homeowners would be required by CCIOA to vote and approve this change. Currently The Villas are the only homes in The Bridges that allow short-term rentals. Jim Carlson spoke about the Common Area Maintenance vs private property which is around The Villa. A plat map was also provided for discussion. This leads to a dilemma regarding the beautification of this area. The Board will be holding a working session to discuss this and review documentation before moving forward. The next meeting is the Annual Meeting, which is scheduled for November 9, 2022, at 6:00 pm, so please watch your mailboxes for the annual meeting notice.

- I. Adjournment: The meeting was adjourned at 7:33 pm to go into executive session.