

**The Bridges at Black Canyon Owners Association**  
**Membership Meeting Minutes**  
December 8, 2021 at 5:30 PM  
Bridges at Black Canyon Clubhouse, Upstairs Banquet Hall

**Call to Order**

Scott Wittman called the meeting to order at 5:45 PM while members continued to sign in, receive ballots and take seats. Tracey Wolter (Community Association Manager) and Janet Samples tallied the members attending in person and verified proxies. With 57 lots represented in person and 32 verified proxies, the quorum requirement was met.

**Introductions**

Mr. Wittman introduced himself and the Board members: Jim Carlson, Beth Feely Kris Flower; Lew Thompson (attending by speakerphone). He also introduced Eric Feely, and Janet Samples and Tracey Wolter from Source HOA.

**Proof of Meeting Notice**

Mr. Wittman noted that the Notice and meeting packet were mailed to each owner and the meeting information was available on the HOA website. Members acknowledged adequate notice of the meeting.

**Approval of 2019 Meeting Minutes**

The minutes of the last annual meeting (held August 7, 2019) were sent with the meeting packet. Reading the minutes was waived. No corrections were made, and the minutes were approved by unanimous consent.

**Financial Reports 2020 & 2021 YTD**

The year end Balance Sheet and Budget vs. Actual reports were sent with the Annual meeting packet. Tracey Wolter read through the reports and answered questions from members. The financial reports were accepted by unanimous consent.

**Developer's Report – Lew Thompson**

Mr. Thompson gave a brief report on real estate sales and his thoughts for the future of the golf course and community.

**General Manager's Report – Eric Feely**

Mr. Feely gave a brief report about golf course operations, upcoming events and landscaping improvements planned for the upcoming season.

**HOA Manager's Report – Tracey Wolter**

Tracey Wolter gave a brief report on the day-to-day management functions Source performs, including facilitating 10 Board meetings in 2020-2021, assisting with approximately 50 real estate transactions (2021), performing visual compliance inspections, and sending compliance letters. She spoke briefly

about recent organizational changes within Source HOA and encouraged owners to contact the office with questions about the new online payment system. She thanked the Board, Projects Committee and DRB for the work they've done.

### **Nominations & Election of Directors**

Tracey Wolter and Board members explained the nomination/election process and voting by District. Each member was given ballots for themselves and their proxies for the appropriate voting district.

#### **FILING I DISTRICT:**

Rob Loewen motioned to open the floor for nominations. The motion was seconded and passed unanimously.

Kris Flower was nominated by Molly Purdy. Kris accepted the nomination. Leslie Caimi was nominated by David Schuttig. Leslie accepted the nomination. John Meredith was nominated by Terry Ferris. Mr. Meredith was absent. Eric Feely verified that Mr. Meredith accepts the nomination.

Rob Loewen motioned to close nominations. Rick Purdy seconded, and the motion passed unanimously.

Ballots collected were counted by two members chosen at the meeting and Source HOA. Kris Feeley won the election with 27 votes. Leslie Caimi received 20 votes and John Meredith received 2 votes.

**BRIDGES PD I DISTRICT:** Lew Thompson nominated himself for the Board position for the district. Mr. Thompson holds the eight votes for the district and was unanimously elected.

**GOLF CLUB DISTRICT:** Lew Thompson elected Beth Feely to represent the Golf Club District.

#### **Board of Directors**

Filing I District:	Scott Wittman	2019-2022 (3-year Term)
Filing II District:	Kris Flower	2022-2024 (2-year Term)
Bridges PD I District:	Lew Thompson	2022-2025 (3-year Term)
Bridges PD II District:	Jim Carlson	2019-2022 (3-year Term)
Golf Club District:	Beth Feely	2022-2024 (2-year Term)

### **Old Business**

No Old Business was discussed.

### **New Business**

DRB Report: Rob Loewen gave a brief report about the DRB meeting times (posted on the HOA website) and the number of projects currently in the approval process. The DRB would like clarification on how to enforce the guideline regarding the color of roof vent pipes.

Projects Committee: The committee is looking for volunteers. Please contact a Board or committee member if you are interested in helping this year.

New Benches: Chandra Panther is spearheading an effort to add several park benches along the walking path, with materials and labor donated to the HOA.

Owner Forum

A member stated that he has not always been happy with the response time from Mountain Mansion Management. Ms. Wolter responded that she was aware of lag times and that Source HOA has taken remedial measures. Beth Feely responded that the Board is looking into management company options.

A member made a complaint regarding parking at a home on Redcliff Circle. The tenants in the home have been parking numerous vehicles in the driveway and street, at times blocking the sidewalk. The tenants may be using the garage as a bedroom. The Board responded that they are aware of the situation and are working with the owner.

**Adjournment**

Scott Wittman adjourned the meeting at 6:50 PM

DRAFTED BY Tracey Wolter, Community Association Manager, Source HOA.

I hereby certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Scott Wittman

DATE: 12/9/2022