

THE BRIDGES AT BLACK CANYON OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

March 10, 2020 at 5:30 PM MDT
2500 Bridges Drive, Montrose, CO 81401
(Bridges Clubhouse – Boardroom)

Call to Order

The meeting was called to order at 5:33 PM by Scott Whitman, Board President.

Determination of Quorum

Jim Carlson, Beth Feely, Kris Flower and Scott Whitman were present in person and Lew Thompson joined the meeting by telephone at 5:55 PM. With four of five Board members in attendance at the beginning of the meeting, a quorum was deemed present. Owners present were Greg Bollig, Eric Feely, Fred & Noreen Flower, Julie Hatch, Frank Mesaric and Jim Yannaccone. Tracey Wolter and Sylvia Pennings, representing Mountain Mansion Management (“MMM”) were also in attendance.

Approval of Minutes from November 12, 2019 Board Meeting & November 26, 2019 Budget Ratification Meeting

The minutes of both meetings were distributed to the Board members in advance of this meeting. Members declined reading the minutes aloud. Jim Carlson made a motion to approve the minutes from the November 12, 2019 Board Meeting and the November 26, 2019 Budget Ratification Meeting as presented. Beth Feely seconded the motion. There was no discussion and the motion passed unanimously.

Financial Reports through March 3, 2020

The financial reports were distributed to the Board members in advance of this meeting. Sylvia Pennings took questions from the Board regarding the expenses for Legal Fees & Collection Costs (Declarant Control questions/Dec. 2019) and Doggie Station (Oopsie Poopsie/Jan. & Feb 2020). The Board requested an Accounts Payable Aging report for meetings going forward. Kris Flower made a motion to accept the financial reports as presented. Jim Carlson seconded the motion. There was no further discussion and the motion passed unanimously.

Old Business

Foundation on Lot Update

Board members gave a brief description to bring Tracey Wolter up-to-speed on the situation with the foundation that was constructed on Lot 2307. Currently, the owner is being assessed fines, legal fees, and related late fees and charges in regard to the unfinished construction. There was discussion of the most recent communications between the City Manager and the HOA in which the City Manager indicated that follow up will be tasked to the new public safety attorney who will work with the code enforcement and building services departments. The Board discussed their options and agree that if the City of Montrose does not show progress, the HOA should take action. Jim Carlson made a motion to hold off on taking any action for three months, with a suspense date of June 10, and if the City is not taking action, to engage the HOA attorney, Bo Nerlin, and move forward with potential demolition of the foundation. Scott Whitman seconded the motion. There was no further discussion and the motion passed unanimously.

Review Input from Projects Committee

Discussion included:

1. Areas on 9, 10 & 11 that need improvement (“grassing”). The committee has gotten bids that were distributed to the Board members.
2. Areas on 7 & 8 that need to be re-landscaped. Mr. Carlson stated that the Board needs to clarify, define and approve the map provided by the Projects Committee prior to approving projects.
3. Mosquito mitigation that is needed. Mr. Feely stated that Mr. Bollig can meet with the

Cobble Creek HOA may use it this summer as they are also trying to improve their mosquito mitigation plan.

4. Fence posts that need to be straightened. The committee reported that there are about 40-42 of the gambion posts that need to be repaired and that RL Smith did not follow through. Ms. Pennings suggested the contact Leroy Hecht. The committee will continue to get bids.

Jim Carlson made a motion to accept the map provided by the Project Committee as the definition of landscaping areas and to move forward with projects this year. Scott Whitman seconded the motion. There was no further discussion and the motion passed unanimously.

Jim Carlson also made a motion to approve the Project Committee recommendation to improve the areas 9, 10 & 11 as submitted, not to exceed \$16,000.00 for parts and materials, with labor provided by the Golf Course. Beth Feely seconded the motion. There was no further discussion and the motion passed unanimously.

Landscaping Contract

The committee asked if there are bids yet for common area landscaping. The Board responded that they need clarification of the scope of work prior to further discussion.

New Business

Pre-emergent Spraying/Perimeter Fenceline

There was discussion regarding the best method for dealing with the weeds along the fenceline. Greg Bollig will contact vendors to get bids for spraying and the Project Committee will make a recommendation.

Mountain Mansion Management – New Ownership

Sylvia Pennings announced that she has decided to pursue other interests and is in the final stages of selling Mountain Mansion Management to her two employees, Tracey Wolter and Neomi Taylor. Ms. Wolter will be the primary manager for the HOA. Ms. Wolter introduced herself to the members she had not met previously and stated that she is looking forward to working more closely with the Board and the HOA. The members present thanked Ms. Pennings for her contributions to the HOA and welcomed Ms. Wolter.

Dogs at Large/Leash Rules

Dogs running at large was discussed. It was noted that there are times when dogs are seen off leash on HOA property and lots, as well as on the golf course. Because these areas are managed by different entities, it was agreed that enforcement of leash rules should be a joint effort between the HOA and the golf course. MMM was asked to draft two documents (Courtesy Letter and Notice of Violation-Code Enforcement Notification) which would be signed by both entities and sent to those in violation of the leash regulations. Ms. Wolter will have information regarding the fine/violation process at the next meeting. There was discussion of giving the membership a prior warning notification, forty-five days in advance, that these letters will be sent based on neighbor complaints about dogs running at large.

HOA Member Education Document

Jim Carlson has provided a draft document to the Board and MMM. MMM will review and complete the document by March 17th and will provide a copy to the Board members for review.

Bylaws – Section 5.10 – Board Member Participation on Committees

There is a question about how to proceed with Board member participation in committees based on the stipulation in this section of the Bylaws. Beth Feely made a motion to ask the HOA attorney to research section 5.10 of the Bylaws and if Board members cannot serve on

committees, to find out if the Bylaws should be changed. They would like this information first in an email reply, and in an opinion letter if necessary. Scott Whitman seconded. There was no further discussion and the motion passed unanimously.

Parking Regulations and Complaints

Board members are receiving questions and complaints regarding parking violations and enforcement. Most parking violations are not being enforced based on conflicts between Policy #10 and the CC&Rs. Mr. Carlson offered some clarification in that there are two separate opinions from attorneys that in this case "shall" indicated a "duty", and does not mean "may".

A motion was made by Jim Carlson to start the process of enforcing parking rules by sending out a synopsis of the parking regulations, either by US mail or email, giving a forty-five (45) day notice to owners that the regulations will be enforced. There was no more discussion and the motion passed unanimously.

CRNCA Meeting Notice & HOA Compliance

Jim Carlson brought this topic up for discussion. It was decided that the DRB needs to send MMM information about their agendas so that they can be posted on the website. Eric Feely will help facilitate communication with MMM.

Bylaws – Section 5.5 – Nominating Committee

Jim Carlson brought this topic up for discussion. It was noted that the term for the Board of Directors is two years and for the DRB the term is three years. At this annual meeting there is only one Board seat up for election. Ms. Wolter stated that while a nominating committee may be utilized, some associations opt to explain the nomination and election process in the Annual Meeting Notice/Agenda rather than utilize a formal committee process. The Board agreed with this approach for this year.

Executive Session

There was no Executive Session.

Next Meeting

The next regular Board of Directors meeting will be held on May 20, 2020 at 5:00 PM

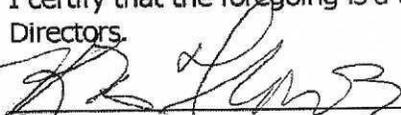
Meeting Adjourned

The meeting was adjourned at 7:18 PM by Scott Whitman.

RESPECTFULLY SUBMITTED:

Tracey Wolter, Mountain Mansion Management

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


Kris Flower, Secretary

Date: 5/20/20