

**THE BRIDGES AT BLACK CANYON  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

May 20, 2020 at 5:30 PM MDT  
Via Zoom Online Meeting

**Call to Order**

The meeting was called to order at 5:39 pm by Scott Whitman, President.

**Determination of Quorum**

Jim Carlson, Beth Feely, Kris Flower, Lew Thompson and Scott Whitman were the Directors were present. With 100% of the Directors present, the quorum requirement was met.

Carl Caimi, Eric Feely, Chandra Panther and Phyllis Wiesner, owners were also present. Tracey Wolter, representing Mountain Mansion Management hosted the Zoom meeting.

**Approval of Minutes from March 10, 2020**

The minutes were distributed to the Board members in advance of the meeting and were not read aloud. Jim Carlson made a motion to approve the minutes of the March 10, 2020 meeting as presented. Lew Thompson seconded. The motion passed unanimously.

**Financial Reports through May 15, 2020**

The Balance Sheet, Profit & Loss vs. Actual and Accounts Receivable report were distributed to the Board members in advance of the meeting. Tracey Wolter read through the Balance Sheet and Profit & Loss statement and answered questions. Jim Carlson made a motion to accept the financials as presented and Kris Flower seconded. The motion passed unanimously.

**Old Business**

Foundation on Lot Update – Suspense Date: June 10, 2020

Board members had a discussion about the lack of information from the city of Montrose since the March meeting. At that time it was decided to hold off on taking steps to have the HOA remove the foundation to see if the City would move forward. It was recommended that MMM contact the City for information and that Eric Feely should get a bid from his neighbor who can perform the work to remove the foundation and backfill the hole. Lew Thompson agreed that the golf course should not do the work and that it should be contracted. Beth Feely made a motion to move forward starting June 11, 2020 with a letter to Stephen Fry stating that unless the foundation is removed within a specific timeframe, the HOA will be taking action to remove the foundation with the cost to be applied to his property account. Jim Carlson seconded and the motion passed unanimously.

Landscaping Projects Update

Carl Caimi Chandra Panther, Project Committee Members, reported that Greg Bollig has resigned from the committee. They gave the following report:

- *APS Property Services* – They got started early on with the landscape contract, seemed to taper off, and have started back up. They are starting on the irrigation project and may need Chris to help with testing. Currently the trees and shrubs are being trimmed. They have sprayed weeds in areas 1-10 on the map.
- *TruGreen* – They have started spraying and the job is satisfactory at this point.

- *Epler High Country Services* – Eric has started work on the first 10 posts and it is satisfactory at this point.

Jim Carlson thanked the committee for the work they have done and noted that the progress is good to see.

#### Dogs at Large

In the last meeting the Board asked Tracey Wolter to look into allowable fines for being in violation of the policy regarding dogs at large. She reported that she did not have the information ready for this meeting.

#### HOA Member Education Document

The document was reviewed during the meeting. Tracey Wolter noted a few corrections and that she can help fill in some missing information. This will be sent to the Board members to be approved via email.

#### Bylaws – Section 5.10 – Board Member Participation on Committees

A Board member questioned whether Directors should also sit on committees. There was a brief discussion in which a majority of the Board members agree that they should be able to do both. At the Board's request, Bo Nerlin was contacted via email. His reply, in part, was as follows: "Based on your citation of 5.10 I take the position that Board members can serve on the DRB based on the language *which may consist of or include Members who are not Directors*. By implication, this can include Members who are Directors."

#### Parking Regulations & Enforcement

A Board member has been getting complaints from neighbors regarding a pickup truck that is being parked in the gravel next to the driveway instead of on the driveway or in the garage. There was a general discussion about the parking restrictions in the Declaration and in Policy #10. There were differing opinions on how strictly the policy should be enforced, because at this time parking is not perceived as a serious problem. Board members agreed that enforcement should be done fairly and uniformly. It was suggested that the Board reevaluate the policy on RV parking as it may be too strict. Parking on the driveway due to storage of a motorcycle or golf cart in the garage was discussed. Scott Whitman volunteered to work on a letter to be reviewed by the Board and sent out in an email blast.

#### Dog Waste Station on Sleeping Bear

Board members agreed to proceed with installing a new dog waste station on Sleeping Bear at the intersection of Fortress near the mailbox kiosk. Jim and Eric will coordinate placing marker flags and will send a photo to MMM.

#### **New Business**

There was no new business.

#### **Executive Session**

Scott Whitman made a motion to start an Executive Session at 7:00 pm. Jim Carlson seconded, and the motion passed unanimously. Owners still present left the Zoom meeting.

Executive Session Discussion: Infractions and Collections.

Beth Feely made a motion to end the Executive Session at 7:22 pm. Jim Carlson seconded and the motion passed unanimously.

**Next Meeting**

An Annual and Board of Directors meeting are tentatively scheduled for August 8, 2020. The date may be pushed back due to the pandemic.

The meeting was adjourned at 7:25 pm by Scott Whitman.

RESPECTFULLY SUBMITTED by Tracey Wolter, Mountain Mansion Management.

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

  
Kris Flower (Dec 21, 2021 13:56 MST)

Kris Flower, Secretary

Date: Dec 21, 2021