

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

October 29, 2020 at 5:30 PM MDT

Via Zoom Online Meeting

Call to Order

The meeting was called to order by Scott Wittman at 5:41 pm.

Determination of Quorum

Board members present were Jim Carlson, Beth Feely, Kris Flower and Scott Wittman. With four of the five Board members present, the quorum requirement was met. Carl & Leslie Caimi, and Leon & Claire Luyckx, owners, attended. Tracey Wolter, Association Manager, attended and hosted the Zoom meeting.

Approval of Minutes from May 20, 2020

The minutes of the May 20, 2020 Board of Directors meeting were distributed to the Board members in advance of the meeting. Reading of the minutes was waived. Kris Flower made a motion to approve the minutes of the May 20, 2020 meeting as presented. Beth Feely seconded. There was no discussion and the motion passed unanimously.

Financial Reports through October 15, 2020

The financial reports were distributed to the Board members in advance of the meeting. Tracey Wolter read through the balance sheet and answered questions about some of the expenses on the Profit & Loss vs. Budget report. Scott Wittman made a motion to accept the financials as presented. Jim Carlson seconded and the motion passed unanimously.

Owner Forum

There was a question from an owner regarding scheduling the annual meeting and openings on the Board of Directors. Board members responded stating that there is one open position on the Board and that they are working with Ms. Wolter on scheduling the meeting before the end of the year and to figure out the logistics of holding the meeting and the election via Zoom.

Old Business

Foundation on Lot

It was noted that this is completed and can be removed from the agenda for the next meeting.

Landscaping Projects Update

It was noted that the projects have been completed is completed and can be removed from the agenda for the next meeting. Scott Wittman noted that the information for this year's projects should be kept on file for future use and that Carl Caimi is in the process of obtaining bids for next year.

HOA Member Education Document

Minor changes to the document were made during the meeting and the Board approved it for publication on the website.

Parking Regulations & Enforcement

After a brief discussion, Scott Wittman took on the task of locating the "reminder letter" that

was drafted after the May meeting and will forward it to Ms. Wolter. The Board asked Ms. Wolter to send the letter out in an email blast to the owners.

Dog Waste Station on Sleeping Bear

It was noted that this is completed and can be removed from the agenda for the next meeting.

Prairie Dog Mitigation

Tracey Wolter reported that there was a misunderstanding regarding scheduling mitigation this summer and that Bev McNamera (Wild West Critter Getters) has the HOA on her schedule for next spring/summer.

New Business

Common Area Maintenance Expectations

Beth Feely brought this topic up for discussion due to concerns about whether the contractors are meeting the HOA's expectations. One specific item of concern is how often they should be trimming the bushes in the common areas because they do not look as nicely shaped (rounded) as they have in the past. Carl Caimi stated that they were contracted to trim them in the spring, and should do it again next year. Beth requested copies of the bids. Carl further explained that only APS submitted a bid in 2020 for this work and that he will be working with both APS and Prestige on bids for 2021.

Design Review Board Update

There was a brief discussion about the change in DRB members. The current DRB members are:

Rob Loewen, Chairperson
Greg Bollig (new in 2020)
George Gleason
Dan Murphy
Dale Wilson (new in 2020)

Mountain Mansion Management

1) 2021 Budget

Tracey Wolter has a preliminary budget worksheet prepared. It will be sent to the Board members following the meeting. Board members agreed to have comments emailed to the other members and Tracey by Friday, November 6th in preparation for a meeting to review and approve the budget on November 11th.

2) Inspection Schedule & Reporting

Beth Feely brought this topic up for discussion. There was general discussion regarding the compliance process and Jim Carlson reminded the members that Policy #5 outlines this process. It was agreed that the Board members should be made aware of complaints fielded by MMM that are made by owners and Board members, as well as violations that MMM notes on their weekly inspections. It was suggested that a central email address specifically for complaints could be used. Ms. Wolter agreed to look into this and to send the inspection report to the Board on a monthly basis.

Executive Session

Scott Whitman made a motion to start an Executive Session at 6:42 pm. Kris Feely seconded, and the motion passed unanimously. Owners still present left the Zoom meeting.

Executive Session Discussion: Collections.

Jim Carlson made a motion to end the Executive Session at 7:02 pm. Scott Wittman seconded and the motion passed unanimously.

Next Meeting

There will be a Board of Directors meeting on November 11, 2020 at 5:30 pm, held for the purpose of reviewing and approving the 2021 Annual Budget.

The meeting was adjourned at 7:03 pm by Scott Wittman.

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