

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

November 11, 2020 at 5:30 PM MDT  
Via Zoom Online Meeting

**Call to Order & Determination of Quorum**

Board members in attendance were Jim Carlson, Beth Feely, Kris Flower, and Scott Whitman. Chandra Panther, Projects Committee member attended. Tracey Wolter, Association Manager (Mountain Mansion Management) attended and hosted the Zoom meeting. With four of five Board members present, a quorum was determined, and the meeting was called to order at 5:26 PM by Scott Whitman, President.

**Approval of Minutes from October 29, 2020**

The minutes were distributed to the Board members in advance of the meeting. Reading the minutes was waived. A motion was made by Kris Flower to approve the minutes of the October 29, 2020 Board Meeting as presented. Beth Feely seconded the motion. There was no discussion. The motion passed unanimously.

**Financial Reports through October 31, 2020**

The financial reports had not changed since the October 29, 2020 meeting. There was no review at this meeting.

**Old Business**

Old Business was tabled until the next Board meeting.

**New Business**

2021 Budget – Review and Approve

A proposed budget was provided by Tracey Wolter. The annual budget for the association is based on current operating needs, funding for projects/improvements and funding the reserve fund as necessary. The annual dues are based on approved expenses. As she read through the expense line items, Board members agreed upon changes to the proposed budget. A motion was made by Scott Whitman to approve the budget based on \$56,500.00 operating expenses, setting the annual dues income to \$44,000.00 with \$5000.00 in anticipated income from DRB submittal fees and \$7,500.00 collected from owners whose vacant lots are mowed this year. The annual dues amount will be \$275.00 per lot. In approving this budget, the Board approves spending \$3,000.00 to continue to repair twenty (20) gabion fence posts this summer. The Projects Committee will procure, review and present landscaping bids for Board approval. The motion was seconded by Jim Carlson and passed unanimously.

Landscape Improvements - Holes 9, 10 & 11

The Board discussed the work done in the past by Eric Feely and his team on Holes 1 & 3. They then authorized Mr. Feely to make similar improvements between the cart path and the street at holes 9, 10 & 11. The cost will be split between the HOA (responsible for funding the materials) and the golf course (responsible for funding the labor). Work will start with Hole 9, at a cost of approximately \$5,000.00. Mr. Feely was further authorized to start working on installing the irrigation as soon as weather permits.

DRB Member Compensation

Scott Whitman made a motion to pay DRB members 50% of the non-refundable fees collected in 2020, prorated based on the number of months served during the year. Jim

Carlson seconded and the motion passed unanimously.

Action Items

1. The Board requested that MMM provide a list of date driven action items with a suggestion for accomplishing them.
2. Ms. Wolter had previously brought up for discussion that Ty Jennings was not invoiced for his lots in 2020. The Board asked her to send an invoice for 2020 (less three lots that have already closed) to Mr. Jennings.

**Executive Session**

There was no executive session.

**Next Meeting**

No meeting date was set.

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

RESPECTFULLY SUBMITTED by Tracey Wolter, Association Manager, 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 13:54 MST)

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Kris Flower, Secretary

DATE: Dec 21, 2021