

**THE BRIDGES AT BLACK CANYON  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 22, 2021 at 5:30 PM MDT**

**Call to Order & Determination of Quorum**

The meeting was held via Zoom. Board members present were Jim Carlson, Beth Feely, Kris Flower and Scott Wittman. Owners present were Earl Bricker, Terry & Verena Ferris and Chandra Panther. Tracey Wolter, Community Association Manager, Source HOA attended and hosted the Zoom meeting.

**Lot 2200 – Assessment Payment Schedule**

Board members reviewed the Exhibit A, "Bridges Fee Schedule" from Sharon Porter dated October 31, 2021 which outlines the Anticipated Roll Out Schedule and Proposed Fee Schedule. The Board members had reviewed the document in advance of the meeting. After discussion, Scott Wittman made a motion to approve the Roll Out Schedule and Proposed Fee Schedule. Kris Flower seconded and the motion carried unanimously.

**Project Approval – Install Benches in Common Areas**

Chandra Panther from the Projects Committee gave a brief presentation on the committee's proposal to add benches (placed on concrete pads) strategically located in level, tree-shaded common areas. The project was initiated based on a recommendation from an owner that the addition of benches would benefit owners who like to walk through the neighborhood. Chandra informed the Board that the project is based on having from one to four benches /pads donated to the HOA. The committee has gotten one commitment from the BBC Villas, who have fabricated four concrete pads offsite and will donate the first bench. A map showing the intended locations was shared on-screen. Discussion between Board members and Chandra included prioritizing the installation locations. A motion was made by Jim Carlson and seconded by Beth Feely to approve the project to install up to four new benches with concrete pads, with donated materials and labor, with location prioritization shown on the attached map. The benches will be installed in the order shown in the event that less than four are donated. Motion carried unanimously.

**Executive Session**

Scott Wittman moved to enter Executive Session at 6:06pm. Jim Carlson seconded. Motion carried unanimously.

Items discussed in Executive Session: Declarant Control Period

Beth Feely moved to end Executive Session at 6:43 pm. Scott Wittman seconded. Motion carried unanimously.

**Next Meetings**

Annual Meeting

The Annual meeting is scheduled for December 8, 2021 at 5:30 pm. The meeting will be held in person at the Bridges Clubhouse. Alternate dates are December 15<sup>th</sup> or

16<sup>th</sup> if the meeting venue isn't available on December 8<sup>th</sup>.

Board Meeting

The next Board meeting will be held on November 29, 2021 at 5:00 via Zoom. Tracey Wolter will prepare a preliminary budget for review and approval.

**Adjourn**

The meeting was adjourned at 6:45 pm by Scott Wittman.

RESPECTFULLY SUBMITTED 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.

\_\_\_\_\_  
Secretary

DATE: \_\_\_\_\_

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