

**THE BRIDGES AT BLACK CANYON
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**
November 29, 2021 at 5:00 PM MDT

Call to Order & Determination of Quorum

The meeting was held via Zoom. Board members attending the meeting were Kris Flower, Beth Feely and Scott Wittman. Lew Thompson was absent. Owners attending were Earl Bricker, Leslie Caimi, Eric Feely, Virginia McGee, Rob Rubens and James Yannaccone. Tracey Wolter, Community Association Manager, Source HOA, attended and hosted the Zoom meeting. With four of five Board members present, the quorum requirement was met. The meeting was called to order at 5:06 PM. Jim Carlson, Board member, joined the meeting at 5:08 PM.

Approval of Minutes

The minutes from the June 17 and November 22, 2021 meetings were distributed to the Board prior to the meeting. Reading the minutes aloud was waived.

Kris Flower made a motion to approve the minutes of the June 17, 2021 Board of Directors meeting as presented. Beth Feely seconded. There was no discussion and the motion passed unanimously.

Kris Flower made a motion to approve the minutes of the November 22, 2021 Board of Directors meeting as presented. Beth Feely seconded. There was no discussion and the motion passed unanimously.

Financial Reports

A projected year end Profit & Loss vs. Budget report was distributed to the Board in advance of the meeting. All members present engaged in a discussion of the 2021 income and expenditures to date and projected for December. Discussion included the difference in 2020 to 2021 DRB expenses, proposed management fee expenses, the gabion fence repairs, and landscaping improvements. It was explained that the 2021 DRB expense includes expenses for 2020. It was discussed that the Board should look into getting a bid for management services for comparison. It was confirmed that the gabion fence project was completed satisfactorily. Eric Feely will provide information to Tracey Wolter regarding allocating expenses for landscaping improvements correctly, along with information as to which projects are ongoing and which have been completed.

2022 Budget Approval

A preliminary budget was prepared by Tracey Wolter and distributed to the Board in advance of the meeting. Board members reviewed each expense line item and made adjustments. Ms. Wolter will send a revised version to the Board in advance of the Board meeting scheduled for December 8th, to be held after the Annual meeting.

Old Business

- a) Parking Regulations & Enforcement
- b) Combining Lots

The Board agreed to table Old Business until a future Board Meeting.

Executive Session pursuant to CRS 38-33.3-308

Upon a motion duly made, seconded, and unanimously passed, the Board entered into Executive Session. Members not on the Board left the Zoom meeting.

Items discussed in Executive Session: Declarant Control Period

Upon a motion duly made, seconded, and unanimously passed, the Board left Executive Session.

Post Executive Session Action: The Board asked Tracey Wolter to set up a meeting with Bo Nerlin and the Board members regarding the Declarant Control Period.

Adjourn

The meeting was adjourned at 6:30 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.

Beth Feely, Secretary

DATE: _____

DRAFT