

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

December 8, 2021

**Call to Order & Determination of Quorum**

The meeting was held immediately following the Annual Meeting. Board members attending the meeting were Jim Carlson, Kris Flower, Beth Feely and Scott Wittman. Lew Thompson was absent. No other owners attended. Source HOA representatives attending were Janet Samples, Operations Manager and Tracey Wolter, Community Association Manager. With four of five Board members present, the quorum requirement was met. The meeting was called to order at 7:05 PM.

**Approval of Minutes from November 29, 2021**

Approval of the prior meeting minutes was tabled until the next Board meeting.

**Financial Reports through November 30, 2021**

Board members agreed to review the financial reports after the end of the fiscal year.

**Old Business**

- a) Parking Regulations & Enforcement – Policy Development Update
- b) Landscaping Upgrade – Holes 9, 10, 11 - Update
- c) Combining Lots - Update

Board members agreed to discuss all Old Business items at the next Board meeting. Tracey Wolter will continue to follow up with Bo Nerlin, association attorney on the current parking violation at 2611 Redcliff Circle and the topic of combining lots/assessment obligation.

**New Business**

- a) Election of Officers  
Kris Flower made a motion to appoint the following directors as Officers:  
President: Scott Wittman  
V. President: Jim Carlson  
Secretary: Beth Feely  
Treasurer: Kris Flower

The motion was seconded by Beth Feely and after discussion, passed unanimously.

- b) Bank Signors  
Beth Feely made a motion to add Janet Samples as a signor on the Alpine Bank checking and savings accounts. The bank signors will be Kris Flower, Janet Samples and Tracey Wolter. Kris Flower seconded and the motion passed unanimously.

- c) 2022 Budget Approval  
The Board members had the opportunity to review the proposed budget as amended at the last meeting. After a brief discussion Scott Wittman made a motion to approve the budget as presented. Beth Feely seconded and the

motion passed unanimously.

Jim Carlson suggested that the chart of accounts should be edited so that it is more understandable, especially in the special project categories.

d) Board Member Binders

There was a brief discussion of keeping the Board members' binders up to date. Source HOA will work with the Board members on this and may be able to offer a "virtual" binder using the new software platform.

**Executive Session pursuant to CRS 38-33.3-308**

No Executive Session was held.

**Next Meeting**

The next regular Board of Directors meeting will be held on March 9, 2022 at 5:30 PM both in person at the Clubhouse Boardroom and via Zoom.

**Adjourn**

The meeting was adjourned at 7:35 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: \_\_\_\_\_