

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

March 9, 2022
Via Zoom

Call to Order & Determination of Quorum

Scott Wittman, President, called the meeting to order at 5:30 PM, following a hearing held at 4:30 PM. Jim Carlson, Kris Flower, and Beth Feely were the other Board members present. Owners who attended were Earl Bricker, Cory Jackson, Chandra Panther and Sean Stansbury. Janet Samples and Tracey Wolter attended, representing Source HOA. With four of five Board Members present the quorum requirement was met.

Prior Meeting Minutes & Financial Reports

Minutes of the November 29 and December 8, 2021 Board meetings were distributed to the Board in advance of the meeting. Reading the minutes was waived. Jim Carlson requested that the December 8th minutes be amended to add "Lew Thompson Member" to the section regarding appointing Officers. Beth Feely motioned to approve the November 29 and December 8, 2021 Board of Directors meeting minutes as amended. Kris Flower seconded. Upon no further discussion the motion passed unanimously.

The year end 2021 Balance Sheet and Budget vs. Actual reports were distributed to the Board in advance of the meeting and were viewed via Zoom. Tracey Wolter answered questions from members and reported that she is working with Rob Loewen to pay the DRB members for Q2-4 2021. After review, Jim Carlson motioned to accept the 2021 financial reports and approved sending them to Decker & Associates for tax preparation. Scott Wittman seconded. Upon no further discussion the motion passed unanimously.

Tracey Wolter shared the February 2022 Balance Sheet and Budget vs. Actual reports and answered questions from members. After review, Scott Wittman motioned to accept the February 2022 financial reports as presented. Jim Carlson seconded. Upon no further discussion the motion passed unanimously.

Old Business

Parking Regulations & Enforcement – Policy Development Update

Jim Carlson started the discussion by posing the question of whether the current parking regulations adequately address the needs of the community, i.e. RV loading and unloading. Board members discussed how to proceed. Jim Carlson volunteered to take the lead. He will, within one week, put together a draft of the Board's goals regarding parking. The Board agreed they should finalize this and use it to have Bo Nerlin draft documents for presentation to the association members.

Combining Lots – Update

Tracey Wolter reported that she has comments from Bo Nerlin for the Board. Sean Stansbury noted that he would like resolution to this question for himself and other

owners. He stated that legally he owns two units but is being invoiced for three. Because the question of what is owed is unresolved he is not able to pay his assessment for 2021 and 2022. He is concerned about how this would be resolved if he were to sell his lots. Jim Carlson explained that the Board has asked for legal advice because at issue is whether or not the Board has the authority to make the change, or if an amendment to the CC&Rs is required. Jim explained that allowing owners to reduce the number of lots reduces the income to the HOA. The Board asked Tracey to report on Bo's comments during Executive Session. Scott thanked Sean for his viewpoint.

Board Member Binders

Options for traditional or electronic binders was discussed briefly. Jim Carlson and Tracey Wolter will start this project next week.

Policy #5

Jim Carlson noted that all Board members need to be fully aware of complaints. The Board would like all complaint email and phone calls to be forwarded to them. It was also noted that Policy 5 needs to be forwarded with compliance letters. Janet Samples briefly explained the compliance process using their software.

New Business

Source HOA Management Agreement

Scott Wittman informed the group that the management agreement still isn't signed. The Board has looked at options but has not decided. He will contact Source tomorrow.

Projects Committee: 2022 Landscaping Estimates

Two estimates (Epler High Country Services and APS) were provided to the Board by the Projects Committee. Chandra Panther explained that the estimate from Eric Epler is for much of the work that APS did last year. The committee recommends that the Board approve the estimates. There was discussion of keeping close track of Eric's time because his is an hourly rate proposal. After review and discussion, Jim Carlson motioned to approve the bids as is, with Carl Caimi and Chandra Panther's approval of invoices prior to payment. Kris Flower seconded, and the motion passed unanimously.

Executive Session pursuant to CRS 38-33.3-308

Scott Wittman motioned to go into Executive Session at 6:30. Beth Feely seconded, and the motion passed unanimously. Owners not on the Board left the meeting.

Topics Discussed: Accounts Receivable, Legal advice regarding combining lots.

Jim Carlson motioned to end the Executive Session at 6:40 PM. Kris Flower seconded, and the motion passed unanimously.

POST EXECUTIVE SESSION ACTION: Prior to the meeting Board members approved to reduce the outstanding balance for 2149 Painted Wall to \$10,000.00 (waiving finance charges/late fees) in response to Mr. Fry's request. The lot is under contract with the closing set for March 16th. Scott Wittman motioned to ratify the vote by email to reduce the amount and release the lien upon payment. Beth Feely seconded. Upon no further

discussion the motion passed unanimously.

Next Meeting Date

The next Board of Directors meeting will be held on June 1, 2022 by Zoom.

Adjourn

Scott Wittman adjourned the meeting at 6:42 PM.

DRAFTED by Tracey Wolter, Source HOA

I hereby certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

DATE: _____

DRAFT