

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

June 17, 2021 at 5:30 PM MDT

**Call to Order & Determination of Quorum**

The meeting was held in the boardroom at the clubhouse and via Zoom. Board members present were Jim Carlson, Beth Feely, Kris Flower and Scott Whitman. Owners present were Carl & Leslie Caimi, Eric Feely, George Gleason, Rob & Angela Loewen and Joyce Meier. Tracey Wolter, Community Association Manager (Mountain Mansion Management) attended and hosted the Zoom meeting. Janet Samples from Mountain Mansion Management was also present. With four of five Board members present, the quorum was met. The meeting was called to order at 5:33 pm by Scott Whitman, President.

**Approval of Minutes from April 7, 2021.**

The minutes were provided to Board members in advance of the meeting. Reading the minutes was waived. Beth Feely moved to approve the minutes of the April 7, 2021 Board of Directors meeting as presented. Kris Flower seconded. There was no further discussion. The motion passed unanimously.

**Financial Reports through May 31, 2021**

The Balance Sheet, Profit & Loss vs. Budget and Accounts Receivable reports for the period ending 05/31/2021 were provided to the Board members in advance of the meeting.

Scott Whitman read through the Balance Sheet and asked MMM to provide more information regarding the Unrestricted Net Assets line item. When reviewing the Profit & Loss report, members discussed vacant lot mowing and the gabion fence post repairs. It was reported that Ridgeline Roost did a good job in May. Repair of twenty gabions is scheduled to start later in June. The Accounts Receivable report will be discussed during the Executive Session. Scott Whitman moved to accept the 05/31/2021 financial reports as presented. Jim Carlson seconded. The motion passed unanimously.

**Old Business**

Parking Regulations & Enforcement

Mr. Whitman noted that one lot owner is being fined for parking violations at this time. Discussion of amending the parking policy (Policy #10) ensued. Board members will hold a workshop to discuss potential changes to the policy in early July. Jim Carlson will provide materials. Scott Whitman requested that each Board member add their comments to an email that will be sent to each Board member individually. The results will be discussed at the work session. Amendments to the current policy will be made at a duly noticed Board meeting, not at the work session.

Design Review Board Update

Rob Loewen reported that he was sent prior meeting minutes which have been forwarded to MMM. Ms. Wolter reported that payments were made to the DRB members for 2020 and 2021. Quarterly payments will be made going forward. She explained how the calculation for payment is being done. The Board and Mr. Loewen approved the method for making the calculation.

Prairie Dog Mitigation

Tracey Wolter inquired about the current status of the prairie dog population. No mitigation was done after the Red Cliff area was done earlier in the Spring. Eric Feely noted that there is a fair amount in the vacant area on the far side of Hole 10, and a new family on the edge of the rough on the south side of Hole 3. Scott Whitman will notify MMM if more mitigation is required.

#### Landscaping Upgrade – Holes 9, 10, 11

Eric Feely gave a report on the status of the project. He stated that the project got started earlier in the Spring, however, labor shortages have been an issue for the golf course this year. He suggested that the HOA may need to pay for an outside contractor to finish the project. A member requested that the open trenches get filled. Mr. Feely will check to see if pipe has been laid before filling the trenches can be done.

#### Combining Lots

The Board authorized MMM to contact Bo Nerlin for historical information and a determination of whether paying dues on combined lots is allowable, as it will result in less income to the HOA.

#### Prestige Landscaping

Ms. Wolter reported that Prestige Landscaping has not repaid the HOA. The Board authorized MMM to engage Bo Nerlin to write a demand letter and to suggest the next action to take if no payment is received.

### **New Business**

#### Declarant Control

The Board authorized MMM to engage Bo Nerlin to look at historical information and provide clarification on the period of Declarant control.

There was discussion regarding getting an expression of interest from members in regard to nominations for the election of Directors at the annual meeting. MMM will provide information that has been sent to other HOAs in their portfolio regarding nominations prior to the meeting.

#### DRB Meeting Agendas

Mr. Loewen brought this up for discussion, stating that the agenda is required to be published a week in advance of the monthly meeting. They attempt to comply with this, however, homeowners routinely request to be on the agenda 24 hours in advance of the meeting and have been allowed to present their submissions. A Board member requested the agenda to be published a week in advance with a caveat that it may be changed at the start of each meeting.

#### Landscaping along Bridges Drive

There was discussion of the appearance of the gravel areas along Bridges Drive. There are areas where the gravel needs to be raked to cover exposed landscape fabric. Members questioned whether the method of weed removal done by APS this year is effective. Carl Caimi explained that APS has been asked to start spraying these areas.

### **Executive Session**

A motion was made by Jim Carlson to enter Executive Session at 6:35 pm. The motion was seconded by Beth Feely and passed unanimously.

Items discussed in Executive Session: Infractions and Collections.

A motion was made by Kris Flower to leave Executive Session at 7:04 pm. The motion was seconded by Jim Carlson and passed unanimously.

**New Business (continued after Executive Session)**

Collections

The Board directed MMM to provide information to Bo Nerlin regarding any lot/owner who is either \$2,00.00 in arrears or hasn't made a payment in five years so that he can start foreclosure proceedings in accordance with HOA policy.

Infractions

The Board directed MMM to contact one owner who is disputing fines to let them know that they are willing to reduce the fines by 50% if paid within two weeks of being contacted, otherwise the amount is due in full.

The Board would like to have the inspections reports emailed to all Board members on a weekly basis.

**Next Meeting**

The next regular Board of Directors meeting will be held immediately following the Annual meeting. The annual meeting will be held in August. MMM will coordinate the date with the Board. It will be held in person at the clubhouse.

**Adjourn**

The meeting was adjourned at 7:04 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.

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Kris Flower, Secretary

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