

BRIDGES AT BLACK CANYON OWNERS ASSOCIATION
Executive Board Meeting Minutes
Tuesday, March 5, 2019 at 5:30 pm
Via Teleconference

Call to Order:

The meeting was called to order by Board President Dennis Friedrich at 5:33 pm.

Determination of a Quorum

A quorum was determined with Dennis Friedrich, Kris Flower, Joe Shrum and Beth Feely present via teleconference. Lew Thompson was excused. Sylvia Pennings was on the call from the management company, Mountain Mansion Management. With four of five board members present, a quorum was deemed present. Eric Feely and Scott Whitman were also on the call.

Approval of Minutes from November 13, 2018

The minutes of the November 13, 2018 Board of Directors meeting were included in the meeting package. Dennis made a motion to approve the minutes as presented. Kris seconded the motion and all voted in favor.

Financial Reports through February 28, 2019

The financial reports were distributed prior to the meeting and there were no questions regarding any of the financials.

Infractions

There were no specific infractions needing to be discussed.

Old Business

Mowing of Vacant Lots – Putting to Bid

Mountain Mansion Management presented the bid that Brian Martin of Ridgeline Roost provided. The unanimously approved the bid and agreed to go with Brian for mowing the homeowner owner vacant lots. Eric will still coordinate mowing of the developer owned vacant lots. Brian and Eric will work together to schedule the work so that all vacant lots get mowed around the same time.

No additional invoices have been received from Prestige Landscaping for the vacant lot mowing in 2018. Beth made a motion to send a final letter that an invoice must be presented within thirty days or payment will not be made. Dennis seconded the motion and all voted in favor.

It was discussed how to bill the vacant lot owners in 2019 to take into consideration the lack of invoices received and paid for the service provided in 2018. Kris made a motion to reduce the back charged amount by 75% for each mowing until the excess runs out. Beth seconded the motion and all voted in favor.

New Business

Legal Name of the Association

Per the Article of Incorporation, the Association's name is The Bridges at Black Canyon Owners Association, Inc., however the Covenants, Conditions, and Restrictions (CC&Rs) state The Bridges at Black Canyon. Dennis made a motion to add "Owners Association, Inc." to the entity name on the CC&Rs, and Joe Shrum seconded the motion. All voted in favor.

Lot Re-plats

Lots 1100 and 1000-A by the Clubhouse have been subdivided into 21 smaller lots and are scheduled to sell, closing on March 6th. The money collected at closing will cover the dues for BBC Clubhouse Villas, LLC through the end of 2020, mimicking the Memorandum of Understanding between BBC Clubhouse Villas, LLC and the Clubhouse regarding golf dues. Any lots still owned by BBC Clubhouse Villas, LLC on January 1, 2021 will be invoiced the regular annual dues amount. Buyers of these lots will be responsible for dues like any other owner.

Status Request Fee

Due to the increased requirements by Real Estate Agents in regards to HOA documentation needed at closing, Mountain Mansion Management is asking to increase their Status Request Fee from \$50 to \$75. This fee is paid by the seller/buyer and is collected at closing and does not affect the association's budget. Beth made a motion

to approve this increase, and Kris seconded the motion. The motion passed unanimously.

Next Meeting

The next Executive Board meeting will be held on Tuesday, June 25, 2019 at 5:30 pm via teleconference.

Meeting Adjourned

Dennis motioned to adjourn the meeting at 6:43 pm. Kris seconded the motion and all were in favor.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management.