

**The Bridges at Black Canyon HOA
Special Board Meeting Minutes**

Date: January 9, 2024

Location: Bridges Meeting Room / Telephone

- A. Call to order: The meeting was called to order at 6:06 p.m. by Dennis Friedrich
- a. Board Members present: Dennis Friedrich, Anne Schuttig, Beth Feely, Leslie Caimi, Lew Thompson (phone).
 - b. Homeowners present: See attached list.
 - c. Management Company: not present.
- B. Dennis opened the meeting by asking if anyone had anything to bring up.
- a. Homeowner asked if the HOA own Common Area, if so, where is it
 - i. Dennis responded with there are not many. The one area to be common is not yet developed between holes 10 and 5. What is common area is very small (if we do own it), it is currently only between the road and sidewalk.
 - ii. Anne read Exhibit C of the CC&R's
 1. *EXHIBIT C (Common Area to be Owned by Master Association) 1. Entry improvements, including landscaping, walls, signage and associated improvements. 2. Perimeter fences and walls around the outside boundary of the Neighborhood. 3. Common areas that are pedestrian paths and parking areas, including associated landscaping, lighting and signage. 4. Common areas that are open space, parks or greenbelts, including associated landscaping, lighting and signage. 5. Such other Improvements and Common Area as may be conveyed to or built by the Master Association from time to time.*
 2. In general, what we are responsible for are the three signs and the perimeter fence.
Question: are any of these areas deeded to the Homeowners?
 3. Dennis did not know. Lew offered that the City claims the sidewalk to the street is Common area. *Question: what have homeowners paid for in regard to Common area?* Dennis did not know, other than we paid for fence. Homeowner requested that information be provided.
 4. Noted that the common area should be deeded over within 60 days after declarant control ends. Eric Feely (General Manager, The Bridges Golf and Country Club) offered that nothing has been deeded since the end of declarant control which occurred in June 2021.

C. Agenda Item: Filing 2 District Election

a. *Questions: why are we even talking about this? The election and re-counting took place at the Annual Meeting. Were there illegal votes? Is there a legal right to request a re-vote?*

- i. Dennis maintained that there was confusion surrounding the voting process and members did not have confidence. Eric Feely offered there were inappropriate votes that he knew about. Dennis stated that the Board will be consulting with the HOA's attorney prior to taking action.
- ii. An HOA attorney representing a homeowner, in a related matter, has stated that "there was no mechanical failure, so the vote should not be invalidated."
- iii. Anne inquired about Dennis' previous discussion with HOA's attorney (based on invoice received for legal services) regarding the re-vote – did the attorney have an opinion? Dennis indicated no.
- iv. *Statement from Homeowner: "the vote from the Annual Meeting should stand until a legal opinion has been received". Dennis replied that we are "taking a board vote that we do not have a legal opinion on as shortcut, then getting an opinion before proceeding with a re-vote".*

b. Dennis indicated that there had been a previous motion for a re-vote that had expired and a new motion was necessary.

- **Lew Thompson made a motion for a re-vote**
- **Beth Feely seconded**
- **Dennis Friedrich voted yes**
- **Leslie Caimi voted no**
- **Anne Schuttig abstained , citing a conflict of interest**
- **Motion carried – 3 – 1; 1 abstain.**
- **Dennis stated that we will contact our attorney to determine the efficacy of a re-vote under the statutes.**

D. DRB Discussion

Question asked by the community: what is the issue? Dennis stated that the DRB committee resigned. *Many homeowners wanted to "know why the community was not informed"; "why notice had not been sent to the community when this occurred". "The Board should have acted to appoint a new DRB".* Dennis asked if there were any volunteers present at the meeting – Bob Forsyth volunteered. Dennis stated that not a lot of people wanted to volunteer to be on the DRB. A homeowner asked *"why not send a request out? Why surprise everyone?"* *Question asked why the DRB resigned?* Dennis gave an explanation that four members submitted letters of resignation resulting from the December 21st scheduled DRB meeting. Nothing was

received from the fifth member. A homeowner stated that “she was disheartened to see the Board working backward and disappointed that no information was given to the community.” Rob Loewen (former DRB member) gave a lengthy statement about the DRB and its history. Rob refused to take or answer any questions during this narrative. *A question was raised as to why the members of the DRB did not have a discussion with the Board to attempt to reach a solution before resigning?* At this point Dennis Bailey (former DRB member) offered his perspective, followed by statements from Leslie Caimi and Anne Schuttig (HOA Board members). Dennis Friedrich concluded that his hope was that the DRB would change their minds and come back but it was clear that was not happening. He would direct the HOA Management company to send an email blast to the community requesting volunteers to serve on this committee. *A question was asked about seeking outside sources if necessary.* Dennis did respond that an outside source would need to be compensated and he was trying to be a “good steward of HOA funds”. *A homeowner did ask for transparency in recruiting new members.*

E. Adjournment: Meeting was adjourned at 7:19 p.m.

Respectfully submitted by Leslie Caimi, Secretary, Bridges at Black Canyon HOA

I hereby certify that the foregoing is a true and correct copy of the minutes.

Leslie Caimi

Leslie Caimi, Secretary

Date: 1-19-2024