

The Bridges at Black Canyon HOA
Design Review Board Meeting Minutes
February 15, 2024
Location: Board Room, Telephone

1. Meeting called to order at 6:00 p.m.
 - a. Members present: Dan Murphy, Terry Ferris, Mike Legg, Jennifer Stansberry (phone)
 - b. Absent: John Witherspoon
 - c. HOA Board Secretary: Leslie Caimi
 - d. Audience present: George Gleason, Gerard Lanser, Beth Feely, Eric Feely, Rob Lowen, Aaron Varbel, Sue & Bert Stern, Bernadette Kania, Anne Schuttig

2. Changes / additions to Agenda
 - a. Move Design Review Chair appointment.
 1. Motion by Jennifer to appoint Mike Legg as Chair; Seconded by Dan Murphy
Appointment carried 2 – 1.
 - b. Submission package, change request form.
 1. Dan made a motion to adopt the Submission package; Terry seconded the motion.
Unanimously **APPROVED**
 2. Jennifer and Mike to coordinate implementation.
 - c. For the record Mike recognized past members – Rob Lowen and George Gleason for their long-time service on the Design Review Board.

3. Actions taken outside of the Board Meeting
 - a. Fence **APPROVAL** – 2600 Bear Lake Drive (via email)

4. No January meeting – no minutes

5. New Business
 - a. Lot 1222 – 3001 Fortress Circle, Lancer residence
 1. Dan made a motion to approve; Terry seconded the motion.
 2. Unanimously **APPROVED**
 - b. Lots 2311 & 2312 – Painted Wall Drive, Stern residence
 1. **CHANGE:** fascia needs to be larger – minimum of 2' x '8'
 - i. Dan made a motion to approve with condition; Jennifer seconded the motion.
 - ii. Unanimously **APPROVED** with above condition.
 - c. Lot 1231 – Red Cliff Circle, LaDuke spec home
 1. Plans **REJECTED**
 - d. Discussion regarding variances
 1. Request for variances needs to be submitted in writing by the builder. If a variance is to be considered, Dan indicated that the variance would need to be posted for two weeks for public comment. A community notification will be sent via email

blast from the Management company. Jennifer made a motion that any **variance** will be sent via email blast by the Management company, Dan seconded. Unanimously **APPROVED**.

- e. Lot 1236 -Wild Horse Circle, Small residence
 - 1. Terry made a motion to approve; Jennifer seconded the motion.
 - 2. Unanimously **APPROVED**
- f. 2139 Signature Lane – CHANGE request
 - 1. Skylight installation – Tube skylight.
 - 1. Non-reflective material is required.
 - 2. **APPROVED** outside of this meeting by Dan, Terry, and John

6. Open Forum

- a. George Gleason passed along Design Review Guideline preliminary updates that are underway.
 - 1. Updates would be adopted by the DRB, then passed on to the HOA Board for approval.
- b. Bernadette Kania (Lots 2006 & 2007) requested a shingle change due to unavailability of previously approved shingles (Presidential). Requesting GAF designer shingles - Stonewood
 - 1. Request **APPROVED** – sample board requested.

7. Adjournment: Meeting adjourned at 8:00 p.m.

- a. Dan motioned to adjourn; Terry seconded.

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

Date: 4.25.2024

Leslie Caimi, Secretary