

The Bridges at Black Canyon Homeowners Association Board Meeting

March 04, 2026, 2:00 PM

Location: Upstairs Banquet Hall, The Bridges Clubhouse

Minutes

1. Call to Order: 2:00 p.m.
 - a. Members present: Ty Jennings, Charles Leaver, Eric Feely, Mike Gordon, Cody Carson

2. Presidents Report
 - a. Notification of HOA meetings will be posted on the HOA Services Website and emailed to homeowners prior to the meeting.
 - b. Pavement on the new subdivision will be completed by April 30, 2026.
 - c. Several lots have closed in the new subdivision on both the north and south sides.
 - d. Brian Neufedt has been hired as the superintendent of the golf course.

3. Treasurer's Report:
 - a. The financial statement as of December 31, 2025 shows an upbrining and income of \$17,600 and has been added to our retainer. Assets of \$230,00 and \$50,000 in liabilities which are mainly prepayments of HOA dues paid in December of 2025.
 - b. The financial statement as of February 28, 2026 shows approximately \$53,000 in profits which includes HOA Dues collected in January but will be spent over the year.
 - c. The present situation is about \$240,000 made up of \$80,000 in the operating account and \$50,000 in the reserve account.
The income statement looks fine and is comparative to the 2025 income statements.

4. New business
 - a. DRB Compliance
 1. Tim Walker is the compliance officer for the DRB and ensures compliance for new builds and landscaping plans.
 2. The HOA Board will be on the agenda to discuss compliance at the next DRB meeting held March 11, 2026.
 3. Homeowners do not keep equipment on other homeowners property.
 4. Additional structures need to be approved by the DRB.
 5. The compliance officer will notify the HOA and the HOA will notify the homeowner via HOA Services.
 - b. DRB Minutes - Posting after meeting

1. DRB Recorder will send minutes to the DRB Board after each meeting via email for approval and request the minutes be posted on the HOA Services Website prior to the next meeting.
 - c. Cancellation of Liability Policy on Pump House
 1. There are two insurance policies for the pump house. One is a DNO Policy for \$5000 and other is a liability policy covering the complex for \$1500. Charles will research the liability policy and report back to the HOA Board.
 - d. Additional benches in the community.
 1. Make a motion that the HOA to purchase, install and maintain up to 5 additional benches not to exceed \$1,000.00 per bench with city approval with locations to be determined.
 2. Charles motioned, Cody 2nd, motion passed - approved
 - e. Mailboxes on Rimrock Circle
 1. Ty will request an easement to be submitted to the HOA for approval to move mailboxes onto golf course property on Rimrock Circle.
 - f. Parking infractions is a city ordinance and should be addressed by the city. SeeClickFix is a phone application to communicate to the city on maintenance issues.
 - g. Driveway infractions are within the Bridges bylaws. The DRB will ensure new build driveways accommodate most vehicles.
5. Old Business
- a. Litigation has been settled.
 - b. HOA has until December 31, 2026 to comply with Resolution Document signed in October 2025. The resolution is on the HOA Website.
 - c. HOA will continue current business relationship with Attorney Bo Nerling
6. Retainer Agreement
- a. Retainer of \$10,000.00 to Joe Solomon to update the CC&R's to reflect 2025 standards of Kiowa, Covenants and Bylaws.
 - b. Eric motioned, Charles 2nd, motion passed - approved
7. Next Meeting Date: May 20, 2026 at 2:00 p.m.
8. The meeting adjourned at 3:09 p.m.
Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon HOA
Date: 3/4/2026
Eileen Ray, Recorder