

The Bridges at Black Canyon Homeowners Association

Board Meeting Minutes

March 13, 2024, 5:30 PM

Location: Board Room, The Bridges

AGENDA

1. Meeting called to Order at 5:34 p.m. by Dennis Friedrich
 - a. Board members in attendance: Dennis Friedrich, Beth Feely, Anne Schuttig, Leslie Caimi, Lew Thompson (phone).
 - b. Audience in attendance: see attached list.

2. Changes / additions to Agenda:
 - a. Stern project discussion moved up on the agenda.
 - i. Brad Switzer, Attorney for Burt & Sue Stern was in attendance to present a proposed Resolution / Variance in regard to building one house on two lots.
 - ii. As this document was just received by the HOA Board of Directors at this meeting, further discussion and vote will be held at a later date to allow for review.
 - b. No further changes to the agenda.

3. Homeowner Forum
 - a. Homeowner inquired about doing away with voting districts. This requires a change to the Governing Documents and a 67% approval vote by the membership.
 - b. Homeowner Rob Loewen shared his opinion of why the DRB is a board and not a committee.

4. Actions taken outside of the Board Meeting
 - a. Minutes posted to the HOA Services website:
(<https://www.hoaservicesco.com/Bridges-at-Black-Canyon-Owners-Association>)
 - i. Jun 7 2023 Board Meeting Minutes
 - ii. Nov 8 2023 Annual Meeting Minutes
 - iii. Nov 8 2023 Board Meeting Minutes
 - iv. Jan 9 2024 Special Meeting Minutes
 - b. Design Review Committee appointments:
 - i. Reappoint: Dan Murphy, Terry Ferris
 - ii. Appoint: John Witherspoon, Mike Legg, Jennifer Stansberry
 - c. Vote approved to hire outside legal counsel in the event of potential legal action
(3-yes; 1-no; 1-not available)
 - i. Per Dennis – counsel has been located. Verbal agreement, no signed contract.

5. Financials

- a. Anne distributed copies of the 2023 Year end financials (April 1, 2023 – December 31, 2023) for review. April 1 date reflects the new management company (HOA Services) start date. Financials from first quarter of 2023 were provided by previous management company and were not included in financials provided by HOA Services.
- b. Financials for January 1, 2024 – February 29, 2024 distributed for review.
- c. Changes to addresses and signers for Timberline Bank. Lacking a signature from Beth.

6. Committees:

- a. Design Review Board report:
 - i. DRB member Terry Ferris provided a summary of actions.
- b. Projects Committee report
 - i. Projects Committee member Carl Caimi reported that since it has been determined that the HOA has no common area, there is no longer a need to seek bids for work to be done. A cost summary of past expenses has been provided to Dennis.
 - ii. Dennis posed the question – Is a Projects Committee still needed? Discussion followed.
Dennis made a motion to disband the Projects Committee
 1. **Low seconded**
 2. **Motion passed unanimously.**
 - iii. Anne inquired if there are any additional committees in place. None that we are aware of.

7. Old Business

- a. Villas Sub-HOA information
 - i. Ty Jennings provided information regarding Sub-HOA: BBC Clubhouse Villas Owners Association. Mike Gordon – president. Sub-HOA recorded with the state.
- b. Policy update – combining of lots – addressed above regarding Stern's.
 - i. Discussion regarding paying fees for single house built on two lots or half lots. Homeowners still need to pay fees for each lot (ex two lots = two fees). To combine two lots into one lot (thus paying one fee) requires a 67% approval vote of the homeowners.
 - ii. Discussion of voting requirements for joining lots – discussion of lot line movement. No action taken. **Tabled till next meeting to obtain a legal opinion.**

8. New Business

- a. Common area update – discussed above. HOA has no common area.
- b. Need for Reserve Study
 - i. Anne explained that we have a policy to have a Reserve Study conducted every three years to review common properties and evaluate what the needs are for the Reserve Account. According to HOA Services this has never been done. The Reserve Account is utilized for occasional events. The Study will determine the amounts of funds to be available. An extensive discussion followed with Anne to determine the next steps and report back.

- ii. A question was asked if we have a list of assets owned by the HOA? According to Dennis the list contains nothing as we have no assets, not even fences.
- iii. Laird Landon (previous HOA Board member) provided additional information regarding a Reserve Study. "The Reserves are not a rainy day fund. A Reserve Study is done by an outside person who lists all of the assets of the association and appreciates those assets and then determines how much money would be necessary to repair or replace those assets if necessary. It needs to be determined the life of the asset and the cost to replace. The HOA needs to develop a list of the assets and then refer the matter to an organization that is professionally certified to do a Reserve Study. This organization may determine that it is not worth our while to hire someone to do a study. In that case they will sign off on that determination and the HOA can file this away for another three years".
- c. Discussion regarding re-vote – Stansberry/Forsyth/Leaver plat:
 - i. According to CC&R's this is not in the authority of the Board to vote on changing lot lines. The homeowners need to vote on this.
- d. Stern project discussion – see above.
- e. Dennis indicated a change to the calendar for the Annual Meeting. The new meeting date will be November 13, 2024 at 6 p.m.

9. Executive Session – None

10. Next Meeting – June 5, 2024

Adjournment – Dennis made a motion to adjourn, Beth seconded.
Meeting adjourned at 6:43 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

Date: 3-29-2024

Leslie Caimi, Secretary

Bridges at Black Canyon HOA

March 13, 2024 5:30 p.m.

Sign-in

1. Earl Bricker
2. Carl Caimi
3. Phil Harper
4. Terry Ferris
5. Mike & Carol Gordon
6. Julie Hatch
7. Pam Carlson
8. Jim Yannaccone
9. Stephen & Sharon Fisher
10. Rob Loewen
11. Char Cary
12. Ginger McGee
13. Bryan Hartwig
14. Laird Landon
15. Mike Legg (DRB)
16. Ty Jennings