

# ***The Bridges at Black Canyon HOA***

## **Design Review Board Meeting Minutes**

**March 21, 2024 6 p.m.**

**Location: Board Room, The Bridges**

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1. Meeting called to Order at 6:04 p.m.
  - a. Members present: Mike Legg, Dan Murphy, Terry Ferris, John Witherspoon, Jennifer Stansberry
  - b. HOA Board Secretary: Leslie Caimi
  - c. Audience present: Earl Bricker, Sue & Burt Stern, Brad Switzer, Scott & Susan Wittman, Eric Feely, Aaron Varbel, Aaron Bishop
  
2. Changes / additions to Agenda
  - a. Add: Review plans for lot 2609, Landscape plans: 2600 Bear Lake; 2848 Sleeping Bear.
  - b. Landscape options document from George Gleason
  
3. Actions taken outside of the Board Meeting
  - a. 2919 Sleeping Bear – Fisher: Railing (**APPROVED** – via email)
  - b. 2424 Bear Lake – hot tub corrugated metal privacy fence (**APPROVED** – via email)
  - c. Preliminary approval of Variance for LaDuke granted based on square footage.
  
4. Approve Minutes -
  - a. February minutes – discussion regarding information to include. Draft minutes will be updated with changes and resent to DRB. Approval may be done via email.
  
5. Old Business
  - a. Lot 1231 plans – rejected. Need additional information.
  
6. New Business
  - a. Lots 2311 & 2312 – Painted Wall Drive, Stern residence – **UPDATED INFORMATION**
    - i. Extensive discussion regarding proposed Variance to build one house on two lots
      1. Jennifer made a motion to allow building on two lots on the condition the city approves. Terry seconded the motion. Unanimously **APPROVED**.
      2. Noted the City requires two signatures – HOA Master Association Board and Design Review Board. HOA Master signature pending
    - ii. Updated conditional information from builder received and **APPROVED**.
  - b. Lot 1901 – Torrance Drive, Varbel
    - i. Discussion regarding plans
    - ii. To be re-submitted at April meeting.
  - c. Lot 1936 – Sleeping Bear Dr., Langworthy residence.

- i. Dan made a motion to approve, Jennifer seconded the motion. Unanimously **APPROVED**.
- d. Lot 1937 – Sleeping Bear Dr., Hannan residence.
  - i. Extensive discussion regarding plans
  - ii. **DENIED** based on discussion by members.
  - iii. Builder may resubmit with required changes and approval can occur via email.
- e. Lot 2608 – Bear Lake Dr., Aaron Bishop, New Vision Custom Homes
  - i. Stone calculation missing from plans.
  - ii. Jennifer made a motion to approve, Dan seconded the motion. Unanimously **APPROVED** with the condition of receiving the stone calculations.
- f. Lot 2609 – Bear Lake Dr., Aaron Bishop, New Vision Custom Homes
  - i. Stone calculation missing from plans.
  - ii. Jennifer made a motion to approve, John seconded the motion. Unanimously **APPROVED** with the condition of receiving the stone calculations.
- g. Lot 1231 plans, Red Cliff Circle, LaDuke
  - i. Extensive discussion regarding plans and need for variance.
  - ii. Previous proposed variance **RESCINDED**.
  - iii. **DENIED** – Mike will follow up.
- h. 2600 Bear Lake – Landscape plan
  - i. Terry made a motion to approve, John seconded the motion. Unanimously **APPROVED**.
- i. 2848 Sleeping Bear – Landscape change.
  - i. Murf made a motion to approve, Jennifer seconded the motion. Unanimously **APPROVED**.
- j. Preliminary discussion – exterior color schemes
  - i. Discussion about light reflective values and determining color schemes.

7. Open Forum

- a. Miscellaneous items discussed.
  - i. Document storage and retention.

8. Executive Session – none

9. Adjournment: Meeting adjourned at 8:22 p.m.

- a. Murf made a motion to adjourn, John seconded the motion.

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, Secretary

Date: 4.25.2024