

The Bridges at Black Canyon HOA

Design Review Meeting Minutes

April 18, 2024 6 p.m.

Location: Board Room, The Bridges

1. Meeting called to order at 5:54 p.m.
 - a. Members present: Mike Legg, Dan Murphy, Terry Ferris, John Witherspoon, Jennifer Stansberry
 - b. HOA Board Secretary: Leslie Caimi
 - c. Audience present: Tom LaDuke, Sean Stansberry, Bob Forsyth, Eric Feely, Aaron Varbel

2. Changes / additions to Agenda
 - a. Remove Lot 1922 – Sleeping Bear Dr., Murphy residence from New Business.

3. Actions taken outside of the Board Meeting
 - a. Lot 1937 – Sleeping Bear Dr., Hannan residence (**APPROVED** - via email)

4. Approve Minutes -
 - a. February minutes
 - i. Lengthy discussion of Variance procedure. An amendment to the February minutes as follows: *Builder will submit a variance request, the DRB will issue a conditional variance or deny the variance request. If the request moves forward a variance will be issued as conditional based on notification to the membership via blast email for a two-week comment period. Final approval will take place at the following DRB meeting.* Jennifer made a motion to approve; Dan seconded.
 - ii. Unanimously **APPROVED**.
 - b. March minutes
 - i. Dan made a motion to approve: Jennifer seconded.
 - ii. Unanimously **APPROVED**.
 - c. Discussion regarding prior year minutes/notes
 - i. Notes and some minutes have been made available for prior years.
 - ii. Decision was made to post only the actual minutes that are available. These will be posted on the website.

5. Old Business
 - a. Lot 1231 – Red Cliff Cir., LaDuke **REJECTED**
 - b. Lot 1901 – Torrance Dr., Varbel **WILL RESUBMIT IN APRIL**

6. New Business
 - a. Lot 1901 – Torrance Dr., Varbel
 - i. Jennifer made a motion to approve; John seconded.
 - ii. Unanimously **APPROVED**.

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: 5.20.2024

Leslie Caimi, Secretary