

The Bridges at Black Canyon Homeowners Association

Board Meeting Minutes

June 5, 2024, 5:30 PM

Location: Upstairs, The Bridges

1. Meeting called to Order at 5:30 p.m. by Dennis Friedrich.
 - a. Board members in attendance: Dennis Friedrich, Beth Feely, Leslie Caimi, Kris Flower, Lew Thompson (phone).
 - b. Audience in attendance: see attached list.

 2. Homeowner Forum (Per Conduct of Meeting policy – three minute time limit)
 - a. Member Anne Schuttig spoke for her allocated three minutes.
 - b. No additional comment by other members was offered.

 3. No changes / additions to Agenda

 4. Actions taken outside of the Board Meeting
 - a. Disputed delinquent fee, resolved (4-yes)
 - b. Stern Variance (3-yes, 1-no, 1-no response)
 - c. Election Policy (3-yes)
 - i. Homeowner asked if this was posted on the website. Confirmed that it is.
 - d. Renew HOA Services contract One-year (3-yes, 1-no)
 - e. Re-vote Ballot (3-yes, 1-no, 1-abstain)
 - i. A homeowner requested to know why the re-vote was necessary. Dennis stated it was because there was (1) no secret ballot, (2) no committee in place to count, (3) a board member was involved with the counting, and (4) a candidate was involved in the counting.

 5. Minutes:
 - a. March minutes posted –
<https://www.hoaservicesco.com/The-Bridges-at-Black-Canyon-Owners-Association---Meetings>

 6. Financials:
 - a. March, April 2024 available. Not reviewed due to change in Board member.

 7. Committees:
 - a. DRB – report provided by Terry Ferris.
 - i. Landscape procedure updated
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- ii. Fence guidelines are underway.
- iii. Paint / color schemes guidelines are in discussion.

8. Old Business

- a. Need for Reserve Study
 - i. Discussed at March meeting by Treasurer Anne Schuttig
 - ii. Dennis felt there is no need for a reserve study. Current question as to whether the Reserve Account should be closed due to lack of ownership of assets. The statute needs to be reviewed.
 - iii. A homeowner inquired about the maintenance of the fences; Dennis stated the fences are not HOA. Should the developer maintain? Eric Feely stated that this has been discussed regarding fixing the rails that are pulling out. His staff will be addressing and repair as needed.
- b. Discussion regarding re-vote – Stansberry/Forsyth plat
 - i. Tabled as this has been brought up in litigation.
 - ii. No further action taken.

9. New Business

- a. District 2 Board position re-vote results
 - i. Kris Flower was declared the winner of Re-vote.
- b. Statement regarding pending lawsuit
 - i. Lawsuit is available on the Meeting page of the HOA Services website.
 - ii. Question asked as to the answer date of the lawsuit, Lew Thompson said the date is June 20th. There is still a lot of information that needs to be gathered before planned mediation begins.
 - iii. A homeowner requested a blast email be sent if there are updates that can be posted to the website. Dennis agreed.
- c. Discussion regarding possible assessment increase for 2025.
 - i. General discussion about a potential fee increase of \$25/year due to increased costs. There are budget savings in 2024 of approximately \$31,000 due to the elimination of landscape maintenance. Increased costs include: Management company increase of 41%/month, from \$1,200 to \$1,700. (A homeowner questioned if we were being well represented by the Management company and if there were any negotiating opportunities based on that.) Other projected costs include attorney fees incurred over the last year (unrelated to pending litigation). Further discussion of an increase will occur in conjunction with Budget planning and determination of the Reserve Account issue.

10. Executive Session

- a. Action Items Resulting from Executive Session
 - i. Executive Session not called for during meeting, however Board president called members into Executive Session following the meeting.

11. Next Meeting – September 4, 2024

Adjournment – Dennis made a motion to adjourn, Leslie seconded.
Meeting adjourned at 6:05 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: 6-25-2024

Leslie Caimi, Secretary

Bridges at Black Canyon HOA

June 5, 2024 5:30 p.m.

Sign-in

1. Earl Bricker
 2. Carl Caimi
 3. Naomi & John Komar
 4. George Gleason
 5. David & Anne Schuttig
 6. Pam Carlson
 7. Tony & Kitty Wilkins
 8. Bryan Hartwig
 9. Stephen & Sharon Fisher
 10. Anne & Phil Harper
 11. Sue Rovito
 12. Fletch Flower
 13. Jim Yannaccone
 14. Julia & Ruby Valdez
 15. Alicia Conroyd
 16. Bob Bonacci
 17. Terry Ferris
 18. Scott Wittman
 19. Virginia McGee
 20. Laird Landon & Rhonda
 21. Charlie Leaver
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