

The Bridges At Black Canyon Homeowners' Association
Board Meeting Minutes
Date: June 7, 2023
Location: The Bridges Board Room & Via Zoom

- I. Call to order – The meeting was called to order at pm by
 - A. Board Members Present: Dennis Friedrich, Beth Feely, Leslie Caimi, and Kris Flower. Absent: Lew Thompson
 - B. Committee Members: – Design Review Committee-Terry Ferris, Projects Committee: Carlo Caimi
 - C. Homeowners Present: Carlo Caimi, Terry Ferris, Tony and Kitty Wilkins, Randy White
 - D. Management: Not requested to attend this meeting

Meeting called to order at 5:32

- II. Homeowner Forum: Carlo Caimi mentioned that it's still apparent that nothing is being taken care of in the area by the clubhouse with respect to landscape maintenance. Dennis mentioned that the East entrance on the south side is showing some improvement. He mentioned that Ty Jennings said that the golf course has an easement on these areas. We do not have a copy of this so need to get one so we can find out who (golf club or Villas) is responsible to take care of this area. Dennis is trying to track down this easement document to clarify this and determine the nature of the easement and who is responsible for this. Beth mentioned that the Lawler's own all of the ground in the middle area so it's important to get ahold of the easement. Several people agreed that we need to track down this easement. Dennis has been trying to track this down, waiting for one of the two entities to provide this. If there is no easement of record we'll know who to assess for this work. Dennis will communicate this with the board if it is found.
- III. Actions taken outside of the Meeting: New HOA management. HOA services out of Grand Junction is our new management company. They will attend our annual HOA meeting in person and via Zoom if requested by the board. Terry expressed some concerns with what is going to happen with the 8 units on Painted Wall and what it will look like. Randy White brought up what he called a curiosity item. He mentioned the development on Painted Wall (the smaller lots). Beth mentioned that it had been originally platted for 24 multi-family units but she (property owner, Sharon Porter) has worked with the city and the area will now instead have 8 single family homes. Dennis mentioned that Leslie and Beth researched a new HOA management company. They will make physical appearances at the end of the year HOA meeting, but per our contract with them will not attend regular HOA board meetings. Terry Ferris asked if they'd be sending out newsletters. Dennis replied that we will have one newsletter before the end of the year annual meeting, but per our contract, not more often than that. Beth mentioned that they did send out a welcome letter with a lot of contact information and how to make a complaint. We will ask them to repeat that letter and send it out via email as well. As a board we decided that with the cost involved we'd not send anything out more often than the end of the year newsletter. Terry also mentioned concern with the architectural look of the new 8 homes on Painted Wall and that it's pretty modern. The

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DRB, however, did approve the plans for these homes. He also mentioned that the DRB is revising their covenants and is looking at other HOAs to see what they're doing. Beth said that it will be a policy change, not a covenant revision.

- IV. Minutes: 12/4 meetings were posted to the website. Meeting minutes from 2/23 are still being reviewed and will be voted on after this meeting. No motion was made to approve these at the time of the meeting as they are quite extensive, but will be voted on at a later time, and wanted to know when they were actually due before being posted. One home owner asked where they could find the board meeting minutes and financial report. Beth replied that they're on the Bridges of Montrose website, under Real Estate and HOA. In addition, the new management company provided a link to them on their website. And the CC&Rs are there as well.
- V. Financials: March financials were approved. April financials are still being reconciled. The HOA management company will try to have them out by the end of the week.
- VI. Committee Reports: Terry reiterated that they're revising the DRB policies. Two areas that need to be discussed are the landscaping and the design policies. He feels that design-wise things are good. They are going to hire their own secretary. He just wants to make sure we're on top of this as things get busier here as we grow. He mentioned that we need a tighter reign on oversight of what is happening with landscape and design to make sure we're following the policies. He mentioned that there was a meeting with HOA companies where they went over the new statutes. Dennis mentioned that due to this we may need to adjust what we do as an HOA board to maintain compliance with the statutes and fining. Terry mentioned that if someone has built something, painted, or landscaped and they haven't been told to stop by a year's time, they would be okay to continue doing it and other people can do that as well. We need a tighter reign on things to enforce as things happen so the year doesn't go by and we can't do anything about it. There have been some changes to statutes and restricts what the DRB can require due to water issues.

Leslie mentioned that we need to have a notice of the DRB meetings. Terry said that they're typically on the 3rd Thursday of each month but sometimes that can change if too many of the members of the DRB aren't able to attend. Leslie said we need to send a notice of the meeting and also asked for minutes of these meetings. Beth said that the minutes are not required, only the notice of the meeting. The results of the meetings are sent to the homeowners involved in the particular issues/approvals. There are some privacy issues with sending this out to all members. Maybe we can put a notice on the website that it's the 3rd Thursday of every month. But minutes shouldn't be posted as it would be a privacy issue. Dennis asked Leslie to ask Mark (HOA Services) to get this posted on our website (that the DRB meeting is typically the 3rd Thursday of the month at 5:45 in the board room at The Bridges).

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Projects Committee: Carlo Caimi mentioned that there are a lot of weeds around the property that we're trying to keep the landscape personnel on top of. Dennis mentioned that a city truck was spraying the median today with a liquid and is not sure why. We need to find out if the city is going to continue to maintain this. Carlo mentioned that the city didn't want anything to do with this area, and that APS does the mowing, we do the tree trimming on the median, but the city doesn't do anything else. If the city is going to continue to do this we need to bring this up when we are getting our contract together with the landscapers for next year.

- VII. Management Report: HOA Services wasn't present, as their presence wasn't requested by the board.
- VIII. Old Business: None
- IX. New Business: Collections and covenant enforcement policy. Our current CC&Rs on these are needing to be revised. Our policies are current but our CC&Rs are antiquated (per the new HOA company). The covenant enforcement policy doesn't meet state compliance as the new bill requires 2 periods of 30 days, but currently we only have one 30 day time period for this. The HOA company said they have an attorney in Grand Junction (Andrew Teskey) that can update this for \$75. Leslie offered to confirm that this is the cost for updating the covenant enforcement policy, and will get more information.

Property inspections and covenant enforcement: HOA Services sent out some forms for complaints by neighbors with an email specific to this that you can send to them that keeps names anonymous as well as if we want a physical inspection. Dennis moved that we adopt their procedures with regard to potential violations. Beth felt like the HOA management company should re-send the welcome letter to clarify this to homeowners as it's a different process than what was previously used. Leslie mentioned that HOA services said that a committee or person/director of the board will send them the approved list of violations and then they'd send letters. Beth, however, mentioned that that changed, and the next email on the matter said that homeowners could do it, and anyone could send a complaint. Beth also mentioned that Rob Lowen had said (in an email about this discussion) that the board should not be involved with this and it should be a home owner complaint and a letter sent via HOA Services- not involving the board. Dennis said it sounds like we're all in agreement with what HOA services is suggesting. Dennis moved that we adopt HOA Services forms for covenant restriction complaints, and these forms are on the website. Leslie felt we should have HOA services clarify this to the homeowners.

Vacant Lot Mowing: Invoice was sent from Chad. We will pay the bill and then bill the lot owners. Mark from HOA Services will send out letters to homeowners about this to reimburse the HOA for moving. It discussed whether we should do this more often. In

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general mowing will happen 4 times/year, however if it's been a particularly wet year and it might need to be done more, or a dry year and it needs to be done less we can adjust this.

Broken Glass: A homeowner complained that the mowers caused a problem with a rock hitting their glass door, breaking it. Dennis will contact Chad to find out if he has insurance. Not sure our HOA has insurance for this. It's The Bridges property so would be their responsibility to pay for this, not Bridges HOA.

Next Meeting: Scheduled for July 19th at 6:00. Beth moved we keep this date. Kris seconded. Motion passed.

Executive Session: Not necessary.

X. Adjournment: The meeting was adjourned at 6:21pm

Minutes recorded and submitted by Kris Flower, 2023 Secretary, Bridges at Black Canyon HOA

I hereby certify that the foregoing is a true and correct copy of the minutes as recorded by Kris Flower.

Leslie Caimi
Leslie Caimi, 2024 Secretary

DATE: 1-9-2024