

The Bridges at Black Canyon HOA

Design Review Board

July 08, 2026 6 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Roll Call/Call Meeting to Order: 6:00 p.m. *(present: Jennifer Stansberry, Scott Wittman, John Witherspoon (via telephone), Laird Landon, Robert Alley, John Mocko, Carol Mocko)*
2. Changes / additions to Agenda: None
 - A. 2710 Redcliff Circle roofline updates (Sandoval) Notify builder to submit a set of plans, marking the changes.
 - B. 2409 Fellows Drive landscape deposit refund (Sinner) *(Scott motioned, Jennifer 2nd, motion passed - approved)*
3. Actions taken outside of the Board Meeting:
 - A. June Minutes Approved via email
 - B. 2432 Shavano Circle Landscaping Deposit Refund (Schuttig) Approved via email
 - C. Aaron Varbel as resigned from the DRB Board effective immediately
 - D. Lone Cone Lot 508 exterior stone and composite material submittal (Jimenez) (Builder Sandoval) Approved via email
4. Old Business:
 - A. 2312 Stonebridge Drive Tree Removal (Mocko) *(Scott motioned, John 2nd, motion passed - approved)*
5. New Business
 - A. 2264 Fellows Drive roof replacement, gutter replacement, landscaping upgrades (Landon) *(Scott motioned, John 2nd, motion passed - approved)*
 - B. 1402 Rim Rock Drive New Build dark metal roof changes (Alley) *(Jennifer motioned, Scott 2nd, motion passed - approved)*
 - C. 2215 Chimney Rock Way Lot 511 (Quinterol) Waiting for builder to clarify siding panels. Will add to next months meeting.
 - D. 2411 Torrence Drive sauna (Jason) Approve via email
 - E. 2408 Bear Lake Drive landscape (Leyva) Waiting for clarification from homeowner.
 - F. 1907 sleeping bear. Requesting information of percentage of stone and requirement of 45-year shingles.

7. Open Forum

Adjournment: Meeting adjourned at 7:03 p.m.

Next meeting: Wednesday, August 12, 6:00 p.m.

Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon DRB

Eileen Ray

Date: _07/08/26_____