

# The Bridges at Black Canyon Homeowners Association

## Board Meeting

August 19, 2026, 2:00 PM

Location: Upstairs Banquet Hall, The Bridges Clubhouse

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### Minutes

1. Call to Order: 2:00 p.m.
  - a. Members present: Ty Jennings, Charles Leaver, Eric Feely, Mike Gordon, Cody Carson, Leslie Caimi, Chandra Panther, Bob and Julie Hannah
2. Presidents Report
  - a. Golf Course is greening up and was aerated over the last couple days
  - b. Final plats have been completed on 26 lots on Rimrock. Two lots are currently under construction, 14 lots have been sold, and four lots are still under contract.
3. Treasurer's Report:
  - a. Assets: Assets roughly \$240,000 in various checking accounts. \$55,000 in operating account, \$155,000 in reserve account, \$30,000 in ERB account which is offset by the DRB landscaping and compliance deposits of about \$40,000. That is a net around \$200,000.
  - b. Total Income: Total income YTD \$65,000; Associate Fees \$60,000; DRC Application Fees \$5,000.00
  - c. Expenses. Total expenses YTD \$31,000 made up of prairie dog extermination cost of \$6,000. \$10,500 in re-occurring monthly \$1,500 management fee; legal retainer \$10,000 fees for compliance and governing docuementments rewrite; \$1,500 legal expenses for the lawsuit; \$3,600 in title transfer fees which the HOA requires paid when a lot is sold; \$1,500 for miscellaneous office and meeting costs.
  - d. Net Income: Net income YTD is \$33,000 which needs to last until the end of the year. Projected break even for the year.
4. Compliance Office Report:

a. Compliance complaints to be submitted to the DRB. If the DRB is having compliance issues with the homeowner, then it needs to be raised to the HOA Board and a decision will be made. Instruct HOA Services to send Mr. Varbel a letter to include current fine structures to finish landscaping.

5. New business

a. Status of Joe Solomon, Esq. regarding updating the Bridges governing documents. The documents were written in 2004 and the last update was 2011. Documents are almost complete.

b. Delmont Consulting has been hired to survey the common areas which will be transferred to the HOA ownership and will be presented at the annual HOA meeting in November for approval.

c. Land Title Company has been hired to verify current member votes, maximum number of member votes, and merged lots votes for each district. Covenants state each lot is required to pay both HOA fees and golf memberships fees.

d. The DRB needs to be clear on their agenda items if a new build is being reviewed. The HOA Board will meet with the DRB Board.

e. HOA Services to be notified of board member re-election.

f. Golf carts were on the oakgrove extension path and sidewalks.

6. Old Business

a. Review of lot mowing and trimming: Contractor submitted an invoice to HOA Services and has not been paid. In addition, several homeowners opted out which caused some problems.. At the Annual meeting, membership will vote to change the opt out policy,

7. Next Meeting Date: November 10, 2026 at 6:00 p.m.

8. Executive session: N/A

9. The meeting adjourned at 2.59 p.m.  
Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon HOA  
Date: 8/19/2026  
Eileen Ray, Recorder

Sign-Up Sheet

Bridges at Black Canyon HOA- Board Meeting

August 19, 2026

Name

Address

1. Leslie Caimi 2445 Shavano Circle

2. Chandra Fox Panther 2601 Red Cliff

3. Bob and Susan Hamatt

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