

The Bridges at Black Canyon HOA

Design Review Board

August 12, 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, Travis Williams (via telephone), Marisabel Jimenez, Henry Sandoval, Charles Leaver, Tom and Carol Poss, Sue Stern, Aaron Varbel, Alicia Contrayd, Bernadette Kania*)
2. Changes / additions to Agenda:
 - A. 2217 Painted Wall Lane Roof over back porch (Stern) (*Travis motioned, Scott 2nd, motion passed - approved*)
 - B. Lot 2003 New Build Sleeping Bear (Varbel) Preliminary DRB review of roof pitch at a minimum of 4/12 and house placement on lot. The builder will present final plans at the September DRB meeting.
3. Actions taken outside of the Board Meeting:
 - A. July Minutes Approved via email
4. Old Business:
 - A. 2408 Bear Lake Drive landscape Clarifications (Leyva) (*Scott motioned, Travis 2nd, motion passed - approved*)
 - B. Lot 1907 Sleeping Bear Build Percentage of Stone and Roof Warranty Clarifications (Kania). Approve with stone exception and roof warranty Clarifications (*Scott motioned, Travis 2nd, motion passed - approved*)
5. New Business
 - A. 2710 RockCliff Circle Roof Modification (Sandoval) (*Travis motioned, Scott 2nd, motion passed - approved*)
 - B. Lot 1712 House Build Modern House Design (Sandoval) Modern house design is acceptable and the roof must have a minimum pitch of 3/12.
 - C. 2501 Bear Lake Drive Roof (Poss) (*Scott motioned, Travis 2nd, motion passed - approved*)
 - D. 2620 Red Cliff Circle Landscaping Complaint. A compliance letter will be sent to the homeowner.
6. Open Forum
 - A. Complaint on landscaping at 2403 Torrance Drive. The compliance officer

will be notified that landscaping is not complete. Procedure will be discussed with the HOA Board.

- B. Complaint on driveway at 2411 Torrance Drive The compliance officer will be notified to address driveway maintenance. Procedure will be discussed with the HOA Board.

Adjournment: Meeting adjourned at 6:45 p.m.

Next meeting: Wednesday, September 09, 6:00 p.m.

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

Eileen Ray

Date: _08/12/26_____