

The Bridges at Black Canyon HOA

Design Review Board

September 09, 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, John Witherspoon, Ty Jennings, Aaron Varbel, Leslie Caimi, Mark Ashey, Alecia Conroyd*)
2. Changes / additions to Agenda: None
3. Actions taken outside of the Board Meeting:
 - A. August Minutes Approved via email
4. Old Business: None
5. New Business
 - A. Lot 2003 Torrence House Build (Varbel) (*Travis motioned, John 2nd, motion passed - approved*)
 - B. Lot 2001 Torrence House Build (Perez) (*Scott motioned, John 2nd, motion passed - approved upon re-submission of stone percentage.*)
 - C. 2432 Shavano Circle Landscape Plan Changes (Shuttig) (*Scott motioned, John 2nd, motion passed - approved*)
 - D. 2325 Stonebridge Drive Landscape Plan. (QCM Properties/Kania) The Board is suggesting three bushes be planted on either side of the house and inquiring about what type of perennials will be planted. An email will be sent.
 - E. 2740 Redcliff Circle Lot 1216 Greenhouse (Conroyd) The board will take it under consideration.
 - F. Ty Jennings briefing of HOA Meeting
 1. The HOA Board is the enforcement agent for general maintenance. HOA Services is the initial enforcement then it is elevated to the HOA Board.
 2. According to the DRB Guidelines, new build submissions must be emailed to the DRB five business days prior to the next DRB Meeting.
 3. 2403 Torrance Drive (Varbel) HOA Board president directed the homeowner to finish the landscaping.
 4. Each new build is a separate transaction.
 5. 2411 Torrance Drive driveway chipping. HOA Services to be notified and will contact the homeowner.
 6. Replacement DRB Board Member. Will include position in the newsletter.

6. Open Forum

Adjournment: Meeting adjourned at 7:30 p.m.

Next meeting: Wednesday, October 14, 6:00 p.m.

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

Eileen Ray

Date: _09/09/26_____