

The Bridges at Black Canyon HOA

Design Review Board

January 14, 2026 6 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Roll Call/Call Meeting to Order (*present: Jennifer Stansberry, Scott Wittman, Aaron Varbel, Selvin Sandoval*)
2. Changes / additions to Agenda
3. Actions taken outside of the Board Meeting
 - A. 2640 Redcliff Circle Construction Deposit (LaDuke)
 1. *DRB will keep the deposit until the second house is completed to include the landscape deposit on the first house.*
4. Approve Minutes
 - A. October Minutes (*Scott motioned, Aaron 2nd, motion passed - approved*)
 - B. November Minutes (*Aaron motioned, Scott 2nd, motion passed - approved*)
5. Old Business
 - A. 22640 Redcliff Circle Landscaping (LaDuke)
 1. *No information if the property was sold.*
6. New Business
 - A. 1218 Red Cliff Circle Build (Sandoval)
 1. *The roof line is not in compliance. Sandoval Construction will resubmit.*
 2. *Sandoval Construction will submit a check for \$3,750..*
 - B. 2319 Stone Bridge Drive Compliance and Landscape deposit refund (Williams)
 1. *\$2,556 Construction Deposit and \$1,000 Landscaping deposit will be refunded once the compliance officer reviews the property.*
 - C. 2201 Painted Wall Screened-in Porch (Kurucz) (*Scott motioned, Aaron 2nd, motion passed - approved*)
 - D. Lot 2001 Torrance
 1. *Discussed building options*

- E. 2651 Red Cliff Circle Landscape Plan (Morin) (*Scott motioned, Aaron 2nd, motion passed - approved*)
- F. DRB Design Guidelines checklist
1. *A deposit of \$3750 is submitted at time of build made out to Montrose Bridges DRB and deposited into the DRB account. Scott Wittman will be added to the DRB Account at Timberline Bank.*
 2. *Checks to be submitted to 2500 Bridge Drive, Montrose CO 81401, ATTN: DRB/Scott Wittman*
 3. *DRB application package to be edited and sent to Ty Jenning and HOA Services*
 4. *DRB will send monthly DRB statement to HOA Board Treasurer and HOA Services*
 5. *Refund policy will be discussed with TY Jennings and Bridges attorney. In the meantime, refunds will be processed thru HOA Services.*
 6. *DRB keeps all building and landscaping plans electronically.*
- G. *An approval letter will be created by DRB and will be filed electronically.*

7. Open Forum

Adjournment: Meeting adjourned at 7:08 p.m.

Next meeting: Wednesday, February 11, 6:00 p.m.

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

Eileen Ray

Date: 1/14/26