

The Bridges at Black Canyon HOA

Design Review Board

January 16, 2025 6 p.m.

MINUTES

1. Meeting called to Order at 6 p.m.
 - a. Members present: Jennifer Stansberry, John Witherspoon, Aaron Varbel absent - Scott Wittman
 - b. Audience: Todd Williams, Rick Lupori, Jake Duffney (Look Buildings) and Ron (?)
2. Changes / additions to
 - a. Add: changes to the LaDuke home - Lot 1223 Bridges, (13011 Fortress Circle)
3. Actions taken outside of the Board Meeting
 - a. LaDuke final inspection - need a CO, transfer the compliance deposit to new house
4. Approve Minutes -
 - a. December minutes: Scott made a motion to approve via email John seconded. **Motion Passed**
5. Old Business
 - a. Lot 1901 –Varbel Fee and deposit - check was received in the amount of \$4776.50 for \$500 for plan approval and \$4,276.50 for building deposit (no landscape deposit as it is a spec)
 - b. Ron asked that his landscaping deposit be returned - he was asked to provide proof of deposit (cashed check) as we don't have records of the deposit
6. New Business
 - a. Lupori House - 2314 Painted Wall Lane - new plans were submitted
 - i. 2 ft returns on the stone
 - ii. House needs a 6:12 roof pitch on the main house?
 - iii. Sample of metal roof needs to be submitted
 - b. LaDuke plan approval - 13011 Fortress Circle - Lot 1223 Bridges
 - i. John made a motion to approve; Aaron seconded **APPROVED** contingent upon updated stone application
 - 1. receipt of landscape deposit and compliance deposit.
 - 2. Change to the stone - must meet the 20% of gross outside area
 - c. Williams house Lot 103 -2319 Sleeping Bear Rd
 - Scott made the motion to approve, John seconded **APPROVED**
 - Received compliance deposit of \$2556.00

- Received application fee of \$500
- Received landscaping deposit of \$1,000

Adjournment: Meeting adjourned at 7:32 p.m.

Next Meeting: Thursday, February 21, 2025 at 6 p.m.

Respectfully submitted by Jennifer Stansberry, Bridges at Black Canyon DRB Member

I hereby certify that the foregoing is a true and correct copy of the minutes.

_____ Date: 2/20/25_____

_____ Jennifer Stansberry