

# The Bridges at Black Canyon Homeowners Association Board Meeting

October 24, 2025, 2:00 PM

Location: Upstairs Banquet Hall, The Bridges Clubhouse

---

## Minutes

1. Call Meeting Called to Order at 2:00 p.m.
  - a. Members present: Ty Jennings, Kris Flower, Eric Feely, Mike Gordon, Cody Carlson
  - b. Audience present: Bo Nerlin
  
2. New Business: Adoption of Board of Directors Resolution #2025 regarding Montrose District Court Case #2024CV30039.
  - a. Satisfies HOA's obligations and future obligations to get a resolution in place for the litigation.
  - b. Resolution consists of original litigation complaints and what the HOA will be doing to identify and resolve those issues.
  - c. HOA worked diligently to clearly identify each district:
    1. District 1: 161 maximum votes
    2. District 2: 128 maximum votes
    3. District 3: 128 maximum votes
    4. District 4: 152 maximum votes
    5. Golf Course: 50 maximum votes
  - d. VRBO Vote: Clearly defines what the initial vote was in 2018 and the HOA has addressed the issue with the number of votes that should have been counted, which comes out the same.
  - e. Identifies a total of up to 619 votes.
  - f. On or before July 31, 2026 the HOA will complete the vote map.
  - g. Proposed amendment to the covenants: On or before December 31, 2026 the association shall present a valid question to the unit owners addressing the ability of the unit owner to vote on an issue when they are delinquent on payment, any outstanding dues or assessment. In the interim, delinquent members are precluded from voting as has been the course of conduct. It is resolved that the association affirms that the amended or reinstated declaration does not require the golf course, or 50 votes, to be dues paid.
  - h. Future unit boundary lot modification: The board acknowledges and confirms that it will exercise reasonable diligence in consulting with legal counsel to ensure that any future modifications to unit, boundary, or lots will comply with Section 14.5 of the 2011 amendment and reinstated declaration.

1. The MOU in place from 2016 requires any lot modifications including boundaries and consolidation of lots to have a letter from the HOA and DRB presented to the city, before the city agrees. The MOU has been modified to clearly state a letter from the HOA, DRB, and the golf course owner presented to the city, before the city agrees. MOU will be signed by all parties by the annual November HOA meeting.
  - i. Anonymous ballots have been agreed upon by the HOA Board.
  - j. Common Funds for maintenance of common areas: No common funds have been used to maintain the golf course. Currently the developer is paying for the maintenance of all of the common areas. This will be addressed once the litigation is resolved.
  - k. Ty Jennings and Eric Feely will be abstaining from the vote. Cody Carlson representing the golf course, Kris Flower representing District 1, and Mike Gordon representing District 3 will vote on the resolution. Mike made a motion to approve resolution #2025, Cody 2nd, Motion Passed - Approved.
  
8. Executive Session:
  - a. An Executive Session will be held to discuss the budget and agenda for the annual HOA meeting on November 19, 2025.
  
9. The meeting adjourned at 2:13 p.m.  
Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon HOA  
Date: \_\_\_\_\_  
Eileen Ray, Recorder