

The Bridges at Black Canyon HOA

Design Review Board

October 10, 2025 6 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Roll Call/Call Meeting to Order (*present: Jennifer Stansberry, Scott Wittman, Aaron Varbel, John Witherspoon, Bernadette Kania, Janusz (John) Kania*)
2. Changes / additions to Agenda
3. Actions taken outside of the Board Meeting
 - A. 2640 Redcliff Circle Landscaping Plan and/or Deposit (Lot 1231 / CML Inc)
 1. *A Cease-and-Desist letter to be sent to the homeowner as the DRB Board has not approved the landscaping plan.*
4. Approve Minutes
 - A. September Minutes (*Scott motioned, Jennifer 2nd, motion passed - approved*)
5. Old Business
 - A. 2900 Sleeping Bear Compliance and Landscaping Deposit Refund and Updated Map (Kania) (*John motioned, Scott 2nd, motion passed - approved*)
 - B. 2908 Sleeping Bear Compliance and Landscaping Deposit Refund and Updated Map Kania) (*John motioned, Scott 2nd, motion passed - approved*)
6. New Business
 - A. 2408 Stonebridge Compliance and Landscaping Deposit Refund (Lord)
 1. *HOA Services will be contacted to verify both deposits have been refunded.*
 - B. 2670 Red Cliff Circle Landscaping (Lanser)
 1. *DRB to request homeowners to add additional trees, shrubs, tall grasses, etc to their landscaping.*
 - C. HOA Services Deposit and Refund Procedures
 1. *DRB will contact HOA Services concerning deposit and refund procedures.*
 - D. 3013 Sleeping Bear Landscaping Deposit (Langworthy)(*Scott motioned, Jennifer 2nd, motion passed - approved*)

- E. 2611 Red Cliff Garage Doors (Sullivan) (*Scott motioned, John 2nd, motion passed - approved*)
- F. 2325 Stone Bridge Drive Build (Kania) (*Scott motioned, John 2nd, motion passed - approved*)

7. Open Forum

Adjournment: Meeting adjourned at 6:53 p.m.

Next meeting: Wednesday, November 12, 6:00 p.m.

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

Eileen Ray

Date: 10/10/25