

The Bridges at Black Canyon Homeowners Association Board Meeting

November 19, 2025, 6:00 PM

Location: Upstairs Banquet Hall, The Bridges Clubhouse

Minutes

1. Introduction:
2. Roll Call/Call to Order:
 - a. Meeting Called to Order at 6:00 p.m.
 - b. Members present: Ty Jennings (Developer/Owner), Kris Flower (District 1) (Phone), Eric Feely (District 2), Mike Gordon (District 3), Cody Carlson (Golf Course)
 - c. Audience present: Homeowners
3. Announcement of proxies needed for quorum for annual meeting:
 - a. Forum requirement for District One voting of 44 is met.
4. Approval of last year's Annual meeting minutes:
 - a. Cody Carlson made a motion to approve, Eric Feely 2nd, Motion Passed - Approved.
5. Annual Election District 1: Open Floor nomination and vote
 - a. Charles Leaver is nominated from the floor: Charlene Cary made a motion to approve, Leslie Caimi 2nd, Motion Passed - Approved.
 - b. Charles Leaver and Kris Flower are on the ballot.
 - c. Kris Flower removed herself from the ballot and passed her vote to Charles Leaver.
 - d. Charles Leaver is running unopposed and is now on the HOA Board representing District 1.
6. Homeowners Forum (per conduct of meeting policy-three-minute time limit):
 - Q1. Who does the maintenance on the empty lots?
 - A1. The HOA contracts with High Country Services to mow lots that have high weeds then charge on the owner's ledger between \$40.00 and \$90.00. These lots are typically mowed near Memorial Day, Fourth of July, and Labor Day. HOA will try to mow these lots in a timely manner in the future.
 - Q2. Has the board considered lowering the HOA fees of \$275.00 a year?

A2. The board feels the HOA fees are reasonable and has not considered lowering the HOA fees.

Q3. Is there a balance sheet available?

A3. Yes, a balance sheet is available and also on the HOA Website.

7. President Report:

a. In the process of developing 26 lots which cross the road between holes three and four and have paved the road on the north side of what will be 12 lots, and then the other side which has 14 lots which come off at East Oak Grove Road. We hit a drain line that connects all the ponds and most of the southern side of Montrose. A different manhole needed to be found in order for the sewer line to flow correctly which has caused a delay on the north side. That will not get paved until early spring of next year. Shouldn't have final lot approval on the 12 lots on the north side. We have several of those lots that are spoken for, and I look forward to getting those closed.

Q1. On the 2026 budget posted a week ago, what was the \$30,000 for landscaping?

A1. This was added for transparency and has since been removed. The \$275.00 HOA dues a year should go to maintain the common area of the project. Some mechanism needs to be in place to make sure that those common areas are maintained, which needs to start now. Ty intends to work with attorneys to amend the CC&R's to reflect 2025 standards of Kiowa and as part of that, all homeowners need to buy into the idea that we are here for the success and quality of this place and maintain our property values. All of us need to contribute to the success of this place and \$275.00 is a small price to pay to maintain it.

Q2. Would it make more sense to put this on the \$70.00 a month social dues rather than to put it on the HOA dues?

A2. The golf course does not own those common areas. It's owned by either the bridges development partners or Remingtons. Entry monuments and center Islands are dedicated to the City of Montrose. The \$70.00 to become a member has nothing to do with the common areas. Some members of the golf course are not members of the HOA. The \$40,000 budget line for attorney fees is to reconcile the Bylaws and CC&R's to KIOWA. We have an attorney who is a HOA expert who will focus on this.

Q3. For next year's meeting, will there be an online presence?

A4. Currently, the technology is not available for this meeting room, but will try to improve the technology so online presence will be available.

Q4. What is the HOA Board members email address?

A4. All board members have HOA email addresses and HOA Services will email those addresses to all homeowners.

Q5. Why are the legal fees so expensive?

- A5. The board feels that is a reasonable number
8. Old Business:
- a. Bank account/potential investment
 - 1. Scott Wittman is researching investment opportunities.
 - b. Resolution 2025
 - 1. A resolution regarding the HOA portion of the litigation was approved and signed by the HOA Board on October 24, 2025 and is on the HOA Website.
 - c. Contract labor for DRB
 - 1. Travis Williams, architect designer, has joined the DRB Board as it relates to design and development of plans and the overall look of the community,
 - 2. Tim Walker has been hired as a Compliance Officer, to make sure that any new builds, landscaping, etc complies with previously approved plans.
 - d. DRB rules and regulations
 - 1. Updated rules and regulations are posted on the HOA Website. Category E applies to the 26 lots being developed and future lots. The standard requires a minimum of 2,300 square foot homes and 25% stone requirements. 25 feet on the golf course and several are 30.
 - Q1. What is the height restricted on those homes?
 - A1. The majority are 25 feet on the golf course and several are 30 feet not on the golf course.
 - e. DRB accounts
 - 1. A separate account has been created and will go back to 2024 so there is no co-mingling of funds between the DRB and HOA.
 - 2. \$7,750.00 to be transferred from the HOA Operating Account to the DRB Operating Account.
 - A. Mike Gordon made a motion to approve, Eric Feely 2nd, Motion Passed - Approved.
9. New Business: None
10. Approval of Budget:
- a. Treasurer's report
 - 1. The attached four column financial income statement is the format that will be used going forward and will be available on the HOA website.
 - A. Q1. Can you explain the \$1,500 office expense?
 - A1. Office expenses include mailing and printing expenses.
 - b. Budget discussion and vote.
 - 1. The Budget is ratified by the Board and automatically approved at the Meeting unless a majority of Owners reject the Budget in accordance with the Association's Declaration, Art. 5, Section 5.1.A; Art. 6, Section 6.2 & Section 6.2.D.
 - 2. Budget Passes and Approved by Owners

11. Adjournment: The meeting adjourned at 6:41 p.m.
Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon HOA
Date: 11/19/2025
Eileen Ray, Recorder