

2023 ANNUAL MEETING MINUTES

Bridges at Black Canyon Association

November 8, 2023, 6:00pm – Bridges Golf & Country Club, Montrose, CO
 The meeting was called to order by President Dennis Friedrich at 6:05pm.

In Attendance	Proxies	Management
Lyle & Jeanne Bass		Mark Shoberg
Earl Bricker III		HOA Manager
Carlo & Leslie Caimi		Annie Shoberg
James & Pam Carlson		HOA Manager
David & Char Cary		
Julie Cox		
Del-Bay LLC #2		
Terrance & Verena Ferris		
Kris Flower		
Flower Trust		
Victoria & Robert Forsyth		
George Gleason		
Phil Harper		
Bryan Hartwig		
Julie Hatch	32 proxies	
Peanut Holdings (Dennis Friedrich)	received	
Laird Landon		
Rob Loewen		
JoAnne Marden		
Joyce Meier		
Bill Murphey		
Peggy Nerlin		
David & Anne Schuttig		
Sue & Bert Stern		
John Sudmeier		
Mary Vader		
Ruby & Julia Valdez		
Paul Wiesner		
Tony & Kitty Wilkins		
John & Kathi Witherspoon		
Scott & Susan Wittman		

Roll call was taken to determine the number of proxies that should be counted towards quorum. With 43 members in attendance, representing 31 units, and an additional 32 proxies received the quorum requirement was met.

Introductions

The Board introduced themselves:

Dennis Friedrich, HOA President

Beth Feeley, HOA Treasurer

Leslie Caimi, HOA Vice-President

Kris Flower, HOA Secretary

Lew Thompson- joined by phone

Mark Shoberg introduced himself as the HOA Manager.

Annie Shoberg introduced herself as a HOA Manager.

Approval of 2022 Minutes

There was a motion to approve the 2022 annual meeting minutes.

First: Scott Wittman

Second: Julie Cox

None opposed. The motion carried unanimously.

The 2022 minutes were approved and signed by President Dennis Friedrich.

Old or New Business

- President Friedrich began with new business. Currently, a super majority (67% of all members) is required to combine adjoining lots. A simple majority was proposed.
 - Sue and Bert Sterns shared their plans to combine adjoining lots on Painted Wall Dr. They would like to build a home over both lots.
 - A member asked for clarification; if there were a vote to combine lots, how many dues payments would the member make (1 or 2)? The President responded that it was not defined at this time.
 - Members inquired about the timeline on merging lots. The President responded that changing the governing documents would require a vote which takes a long time, perhaps months. Proxies/ability to vote/ would be distributed.
 - Management suggested that a variance may be an alternative. An attorney would need to review other options but this option may be faster than a vote. In the case of a variance, members who combine lots would still be required to pay 2 dues payments (one for each lot), and the merger of lots would take place with the county and not inside the HOA.
 - Rob Loewen: Combined lots have been done in the past. In the past there was no extra charge; dues were vacated. If there's a change, there should be look back period and associated charges for all properties that have been combined. The President responded that that was under Declarant control and now the association is not. The requirements may be different.
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- The President added that the board is in favor of a simple majority, and the board is in favor of building on 2 lots because the lots are small. Sharing the Stern's situation adds transparency.
- Eric Feeley clarified that currently merged lots pay only 1 dues payment and they have 1 club membership. The proposed change could require that members pay 2 dues payments and maintain 1 club membership.
- Former Board Member Jim Carlson added that the last HOA management company visited with Altitude Law about this topic. He stated that 1) There's no authority to make the change unless the members vote (it's not the declarant's decision) and, 2) When created, there were x number of lots with the costs divided out among those units. The costs don't decrease based on the number of lots. The effective cost for single lots will go up. Legal said that the lot size (1.5, 2.5 lots) would become the dues fee multiplier.
- The President pointed out that comparatively, dues in Bridges are incredibly low. So far, 6-10 lots have been combined. The dues haven't been raised to cover the costs. There's no water treatment plant, sewer, or open space/parks. There are very few things to pay for, so it's unlikely that dues will raise very much. Bigger houses look nicer and they raise the property values in the community.
- A member pointed out that over larger numbers, the difference becomes small. One owner calculated that the difference in payments between 1 or 2 annual dues payments is 75 cents per day which is not a detriment to the community; larger homes on merged lots improves the community.
- Eric Feeley noted that if you charge dues per lot, most would be happy to pay it.
- Management explained how a variance could be an alternative to the vote. Pending legal approval, the Board could create a policy for merging lots that would stipulate all owners pay dues on each lot. If dues are diluted, everyone is impacted. The policy would not create ex post facto dues. From the policy date forward, owners would have to pay according to each platted lot/unit so as not to reduce common dues/units. The board could do this without a vote, provided that legal approves. The primary concern is not to devalue or dilute the common interest dues.
- Some members expressed opinions that because joined lots benefit, the members that benefit most should pay the cost. They added that the issue should be kept separate from the 51% vote. In regards to lot merging, if there's no dilution of common interest shares, there's no vote needed.
- Rob Loewen requested a temperature of the room. Members expressed support to explore the option of a variance.
- The President and Management reiterated that they would first need to solicit a legal opinion to determine if the variance is a viable option.

Budget

- There was a discussion about snow removal around the mailboxes. Eric Feeley's crew volunteers this service.
- Scott Wittman asked about mowing. The board responded that the HOA pays for mowing and members reimburse, so the activity is revenue neutral.
- There was a discussion about the number of lots. The budget was based on 218 lots this year (an increase of 6 lots). According to Beth Feeley, there are actually 212 lots. Management will work with Beth Feeley to determine the correct number of lots.

There was a motion to approve the budget for 2023 as drafted.

First: Rob Loewen

Second: Dennis Bailey

None in person opposed.

The budget was approved as written.

Announcements

The President made an additional announcement regarding upcoming meetings for 2024 (which will also be posted online):

March 13- Board Meeting

June 5- Board Meeting

Sept 4- Board Meeting

Nov 6- Annual Meeting

Design Review Board (DRB) Membership

Rob Loewen discussed requirements for Design Review Board (DRB) Membership. He noted that there were no volunteers to serve on the committee. He proposed a change in requirements so as to allow qualified people who do not own property in Bridges to be voted in by the board. This would allow designers, architects, and volunteers who are able to read blueprints to serve the community. He asked if the bylaws would allow this.

Management replied that section 9.8 in the CC&Rs allow a representative to be designated; it doesn't need to be a member.

Rob Loewen added that the committee is not funded by the HOA. An owner's plan approval fees are split 50/50 between the HOA and the DRB.

One member stated that they don't want to see the committee devolve into all 5 members as outside reps. Eric Feeley agreed that this is the ideal, however, volunteers are needed to maintain the integrity of the community.

A volunteer came forward.

Rob Loewen noted that there's a long way to grow. He wanted it to be stated on the record that the issue was raised, volunteers were solicited, and that if none come forward, outside representation will be brought in.

Elections

Lew Thompson and Kris Flower's terms ended, so they vacated their seats. For the election, only members in their districts are eligible to vote. Lew Thompson is the only one who owns property in his district. The board asked if there were any volunteers for his district (the undeveloped area). There were no volunteers.

The board asked if there were any volunteers for Kris Flower's district (Red Cliff, Sleeping Bear and associated roads, Villas). Anne Schuttig volunteered. Kris Flower was nominated. There was an election between Anne Schuttig and Kris Flower. Because the seat was contested, secret ballots were distributed. Members from the district voted. The votes were tallied (including proxies).

Lew won his seat, uncontested.

After the initial tally, Management announced that Kris Flower won (21:15). Anne Schuttig requested an audit of the count in order to validate the results. An audit of the count was conducted and revealed that some members voted outside of their district and others needed to be included. Beth Feeley assisted in removing votes from outside of the district. After the recount, Anne Schuttig won by one vote.

Adjournment

With no further business to discuss, President Friedrich adjourned the meeting at 7:35pm.

The newly elected Board held a Board Meeting immediately following the annual meeting.

Minutes drafted by Annie Shoberg, HOA Manager, HOA Services, Inc.

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

Deshle Caimi

Signature

1-4-2024

Date

Secretary, Bridges at Black Canyon HOA

Title