

The Bridges at Black Canyon HOA

Design Review Board

December 19, 2025 6 p.m.

MINUTES

1. Meeting called to Order at 6 p.m.
 - a. Members present: Jennifer Stansberry, Scott Wittman, John Witherspoon via phone.
 - b. HOA Board President: Eric Feely
 - c. Audience: none

2. Changes / additions to Agenda
 - a. Add: Lupori house -2314 Painted Wall Lane

3. Actions taken outside of the Board Meeting
 - a. Lot 1937 Sleeping Bear - Fence approved, Landscape plan approved
 - b. Lot 2501 - Fellows Dr. - Deck repairs approved

4. Approve Minutes -
 - a. September minutes approved: John made a motion to approve, Scott 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)

6. New Business
 - a. Feely House plan approval - preliminary approval will issue full approval when plans and materials are received and approved.
 - b. LaDuke plan approval - 13011 Fortress Circle - Lot 1223 Bridges
 - i. Scott made a motion to approve; John seconded **APPROVED** contingent upon updated stone application
 1. receipt of landscape deposit and compliance deposit.
 2. Change to the stone - must meet the 25% of gross outside area
 - c. Lot ? Lupori house (2314 Painted Wall Lane)
 - i. Not on approved Builder list
 1. House needs to be custom built
 2. height of home exceeded 25 ft
 3. no metal roof with ancillary roofs as the exception

4. No metal siding

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

Next Meeting: Thursday, January 16, 2025 at 6 p.m.

Respectfully submitted by Jennifer Stansberry, Acting Secretary, Bridges at Black Canyon DRB

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

_____ Date: 01/16/2025_____

_____ Jennifer Stansberry