

2024 ANNUAL MEETING MINUTES

Bridges at Black Canyon HOA

November 15, 2024, 6pm – Bridges Golf Club House

The meeting was called to order by President Dennis Friedrich from HOA Services Inc at 6:18pm.

In Attendance	Proxies	Management
Joseph & Debra Adkins		Mark Shoberg HOA
Alley Partners		Manager
Nancy Aragon		Annie Shoberg HOA
Lyle & Jeanne Bass		Manager
BBC Clubhouse Villas, LLC		
Mitzi Bestall		
Earl Bricker III		
Carlo & Leslie Caimi		
James & Pamela Carlson		
David & Char Cary		
Benjamin Coram		
Jacob Evans		
Terrence & Verena Ferris		
Stephen & Sharon Fisher		
Fletcher & Kris Flower		
Victoria & Robert Forsyth		
George & Mary Gleason		
Michael & Carol Gordon		
Phil & Anne Harper		
Bryan Hartwig		
Steve & Julie Hatch	34 Proxies	
Howard & Judith Kennedy	received	
John & Naomi Komar		
Lawrence Morin Trust		
Kirk & Jody LeClere		
LRK Trust		
Macintire Family Trust		
Michael & Virginia McGee		
Ronald & Joyce Meier		
Pat & Susan Murphey		
Bill Murphy		
Daniel & Terri Murphy		
Peanut Holdings		
Susan Rovito		
David & Anne Schuttig		
John Sudmeier		
Mary Vader		
Paul & Phyllis Wiesner		
Tony & Kitty Wilkins		
John & Kathi Witherspoon		
Scott & Susan Wittman		
James & Sharon Yannaccone		

(Online: Eric and Beth Feely)

With 34 proxies received and owners from 50 units represented in person; quorum was achieved.

Old or New Business

- Jim Carlson stated that secret ballots should have no identifying information.
 - Dennis Fredrich and Mark Shoberg responded by saying that the ballots are submitted to a member who delivers them to the voting committee. There's no way that the voting committee could tell which numbers corresponded to a particular member.
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Budget

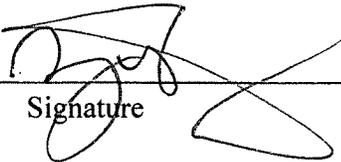
- A member inquired about the cost of HOA Management. Dennis explained that Management has provided a high level of assistance and tends to spend more time on this HOA than others.
 - A member inquired about the balance of reserves. Management explained that CCIOA recommends 10% per year for reserves and even 10% will leave many HOAs underfunded.
 - Treasurer Kris Flower reviewed the budget with members. One member inquired about missing and/or differing numbers. Management explained that the budget is prepared 90 days prior to the meeting, so it's not possible to have YTD figures that match 90 days later.
 - A member inquired about any upcoming liabilities. Dennis responded that there's an open space in Signature Ridge that needs to be investigated to see if the HOA is liable. He added that there are other unknown liabilities.
 - Management provided an updated figure for liquid assets, approx. \$40K in operating and \$141K in reserves. They added that recently, \$100K was shifted from Operating to Reserves to take advantage of increased interest.
 - Dennis shared Attorney Nerlin's statement. "The HOA does not own any real property or assets." For this reason, Nerlin doesn't recommend a reserve study. He recommended that the board call a special meeting for the purpose of creating a resolution not to do a reserve study.
 - Jim Carlson stated that the golf course is responsible for "common areas" of landscaping that the HOA had been caring for. Club ownership is expected to change soon which could decrease expenses and allow for the possibility of reduced dues. Management stated that the budget was already showing no expenses in this area.
 - Management explained that the budget is automatically ratified by the board unless rejected by a majority of the membership.
 - There was a motion to vote on the budget.
 - First: Deborah Atkins
 - Second: Kirk LeClair
 - Proxies: 34 Yes, 1 No
 - In person votes: 20 Yes, 13 No
 - The motion passed 53:14 and was ratified by the board.
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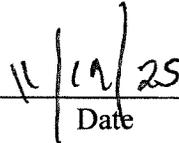
Elections

- Management explained that the HOAs maps and districts are out of alignment with the CC&Rs, bylaws and other maps. Management will continue to work with the board to resolve the confusion over districts.
- Dennis explained that there were 2 districts having elections (Dennis and Leslie's seats). He explained that while members are elected to the board, the board determines the positions (President, Secretary, Treasurer, etc.). He clarified which locations would be voting to elect representation for Leslie's seat and Dennis' seat.
- District 1 Nominations
 - Nomination for Eric Feeley
 - Motion: Scott Wittman
 - Second: Mr. Cox
 - None opposed.
 - Leslie asked if there was a conflict of interest because Beth, Eric's wife, currently represents the Golf Course. Dennis stated that he had received a letter from Beth stating that if Eric is elected, she'd resign.
 - Leslie asked if pending litigation created a conflict of interest. Management stated that when there's a conflict of interest in accordance with the HOA's COI Policy that it can be resolved by notifying members. He stated that Beth is named in a lawsuit, and she will be resigning if Eric is elected to the board. He stated that where conflict of interest is concerned, the law is concerned with monetary advantage, like being paid for serving on the board or gaining financially. Having a spouse named in an ongoing suit is not a conflict of interest.
 - Jim Carlson stated that if a member is not in good standing, or has unpaid dues, they can't serve on the board. He stated that Lew, Beth, and Eric had not paid dues on 50 lots so they were in arrears and shouldn't serve on the board. Dennis added that the 50 votes owned by the golf club wouldn't be cast in this election.
- District 2 Nominations
 - Nomination for Mike Gordon
 - Motion: Mary Vader
 - Second: Robert Allie
 - None opposed.
- Letter of resignation was received by Dennis Fridrich.
- Ballots were submitted and counted by the voting committee. Dennis then announced, "It comes as no surprise that the only 2 nominated people won." He added that Lew Thompson's votes were not cast in person or by proxy.

Adjournment

With no further business to discuss, Mark Shoberg adjourned the meeting at 7:10pm. He added that management will work with the board to improve maps and clarify districts for next year.


Signature


Date

