

# 2025 ANNUAL MEETING MINUTES

## Bridges at Black Canyon HOA

November 19, 2025, 6:00 PM – Bridges Banquet Room, 2500 Bridges Dr, Montrose, CO 81401

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### 1. CALL TO ORDER / QUORUM

- **Call to Order:** The meeting was called to order by President Ty Jennings at 6:00 PM.
- **Quorum:** It was confirmed that the forum requirement of 44 for District One voting was met.

### 2. INTRODUCTIONS

- **Board of Directors Present:** Ty Jennings (President), Mike Gordon (Treasurer), Eric Feely (Director), Cody Carlson (Director), and Kris Flower (Director, via phone).
- **Management & Staff:** Mark Shoberg (HOA Manager), Annie Shoberg (HOA Manager), and Eileen Ray (Recorder).
- **Legal Representation:** HOA legal counsel was present to address member inquiries.

### 3. APPROVAL OF 2024 MINUTES

- **Motion:** A motion was made to approve the 2024 annual meeting minutes.
- **Moved/Seconded:** Cody Carlson / Eric Feely.
- **Result:** None opposed; the motion passed and the minutes were signed by Ty Jennings.

### 4. REPORTS

#### President's Report (Ty Jennings)

- **Development Update:** 26 lots are being developed near Golf holes 3-4.
- **Infrastructure:** 12 lots on the north side are delayed until early spring 2026 due to a manhole/sewer line connection issue; 14 lots are located on East Oak Grove Road.
- **Landscaping & Dues:** A \$30,000 landscaping line item was removed from the budget as common area maintenance is approximately \$2,000/year.

- **CC&R Updates:** The board is working with legal counsel to update the CC&Rs and Bylaws to align with 2025 CCIOA standards and ensure long-term common area maintenance.

#### **Treasurer's Report (Mike Gordon)**

- **Financial Reporting:** A new four-column financial statement format (including month-over-month and YTD reports) will be implemented and available on the website in January.
- **Budget Adjustments:** Mike noted decreases in DRB non-refundable fees, interest income, and tax prep expenses, while noting office expenses are primarily for mailing and printing.
- **Fund Transfer:** A motion was made to transfer \$7,750 from DRB funds to the Operating account to ensure no co-mingling of funds.
- **Moved/Seconded:** Mike Gordon / Eric Feely.
- **Result:** Motion passed.

#### **5. OLD & NEW BUSINESS**

- **Investment Research:** Scott Whitman is currently researching higher interest rate opportunities for association funds.
- **Litigation:** A resolution regarding ongoing litigation was approved and signed on October 24, 2025, and is available on the website.
- **DRB Updates:** The Design Review Board contracted Travis Williams (Architect/Designer) and Tim Walker (Compliance Officer).
- **Category E Standards:** New lots require a minimum of 2,300 sq. ft. homes and 25% stone requirements.

#### **6. MEMBER OPEN FORUM**

- **Mowing:** Maintenance for individual lots costs \$40-\$90 and is typically performed near Memorial Day, 4th of July, and Labor Day.
- **Annual Fees:** The board confirmed that the \$275/year fee is reasonable and there are no plans to lower it.
- **Meeting Accessibility:** Current technology in the banquet room does not support online meetings, though improvements will be explored for the future.

- **Communication:** Board member email addresses will be distributed to homeowners by HOA Services.

## 7. 2026 BUDGET APPROVAL

- **Process:** The budget is ratified unless rejected by 51% of members.
- **Result:** No members opposed; the 2026 budget was approved as drafted.

## 8. ELECTIONS

- **District 1 Representative:** Kris Flower withdrew her nomination and expressed support for Charles Leaver.
- **Nomination:** Charles Leaver was nominated from the floor.
- **Moved/Seconded:** Charlene Cary / Leslie Caimi.
- **Result:** Charles Leaver ran unopposed and was elected to the board.

## 9. ADJOURNMENT

- The meeting was adjourned at 6:41 PM and moved to an executive session.

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**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_