

The Bridges at Black Canyon HOA

Design Review Board

May 15, 2025, 6:00 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Meeting called to Order at 6:00 p.m.
 - A. Members present: Jennifer Stansberry, John Witherspoon, Scott Wittman, Aaron Varbel
 - B. HOA Board Recorder: Eileen Ray
 - C. Audience: Paul and Kristy Sinner

2. Changes / additions to Agenda
 - A. None

3. Actions taken outside of the Board Meeting
 - A. Approval of pergola addition to Long Residence 2532 Bear Lake Dr.
 - B. Approval of Lupori house plan with presidential asphalt shingling (need online submission)
 - C. Approval of Sinner plan with bronze metal roofing
 - D. Approval of 2516 Bear Lake Dr., Whitlow landscaping
 - E. Approval of 2312 Stone Bridge Dr. Aragon landscaping with condition on artificial turf (must meet specs sent to owner)
 - F. Approval of fence for 3021 Sleeping Bear Rd - Barbara Gallager
 - G. Approval of 2524 Bear Lake landscaping extension
 - H. Approval of Weatherford landscaping 2524 Bear Lake Dr.
 - I. Approval of Security screen door - Aragon - 2321 Stone Bridge Drive
 - J. Approval of Outside storage area for garbage/recycle - must be out of view per ccr 2202 Fellow Dr. Jewkes

4. Approve Minutes
 - A. January and February: Scott made a motion to approve, John second. APPROVED

5. Old Business
 - A. 2919 Sleeping Bear - Shed addition - Fisher - paint must match residence.
 - B. LaDuke - collect difference in compliance deposit less \$500 review fee.

7. New Business

A. Cox Fencing - 2500 Bear Lake Dr.

1. Homeowners are encouraged to use the approved fencing; however, a variance will be accepted on a limited basis for metal fencing on the west side of Bear Lake Drive where the backyard is facing the slope behind the Vinyards subdivision.

2. Scott made a motion to approve, John second. APPROVED

B. Lot 1237 - Diaz Construction

1. The stone is the exact same as originally submitted.

2. Scott made a motion to approve, John second. APPROVED

C. Sinner - Siding, Roofing, and stucco colors:

1. DRB requested an on-line submission of all materials.

2. Scott made a motion to approve, John second. APPROVED

D. Updated guidelines and submission packages.

1. The DRB or the HOA may hire a compliance inspection officer.

2. The review fee is changed from \$500 to \$750.

3. The construction compliance fee is changed from \$1.50 a square foot to a \$2,000 set fee.

4. The landscaping deposit remains \$1000.

5. Their initial check will be \$2,750 and then their total fees will be \$3,750 and \$3000 of that is refundable.

6. The DRB board will be the compliance and inspection officer for the outside of the houses to include the build, staking, rock etc.

7. Removed duplicate language on the submission process. Submission of material and plans, preliminary and final remain the same. DRB requests two hard copies and a digital copy. A file is started on all online submissions, where the board can click to approve or disapprove to make it easier to inspect the build. Final acceptance remains unchanged.

8. Notice to comply is 15 days from the date of inspection. The owner is required to notify the DRB Board when completed. The DRB requires a copy of the CO. The DRB will notify the HOA Board of non-compliance, and the HOA Board will enforce the issues of compliance.

9. A final design meeting is required.

10. Driveways and parking requirements remain unchanged.

11. A new classification of lots has been added. A Classification lots remain 2000 SF. B Classification lots remain 1700 SF. C Classification lots are changed from 1300 SF to 1400 SF. D Classification lots remain 1200 SF. E Classification lots have a minimum of 2300 SF.

12. The minimum stone requirements for A, B, and E Classification lots are changed to 25%. C Classification lots is 20% and D Classification lots is 15%.

13. 2 Foot returns on the corners.

14. Building heights will be measured from the top of the stem wall for doors and entries. The heights remain unchanged.

15. A&E roofing are unglazed tile, milled cedar, architectural graded designer shingles. B, C, and D Classifications are synthetic roofing materials or architectural grade composite, or the stone rather than the stone tile. Ancillary roofs can be metal; the homeowner can request a variance.
16. Log diameter for exterior walls is ten inches or larger in diameter.
17. Landscaping installation schedule is changed to April 1st to October 1st.
18. Neighbor sight lines are extremely important, DRB recommends plans that do not detract from neighbor's views, consider visual barrier when planting materials.
19. Homes on the golf course must ensure that grass is blended naturally with the existing golf course, including the use of artificial turf, mature rock, or grass.
20. Approved fencing is in the guidelines, adding four-inch hog wire panel fencing will be allowed to retain domestic pets from the top of the rail.
21. Excessive artwork is discouraged,
22. Exterior plate equipment remains unchanged.
23. Construction compliance deposits can be retained for any construction activity, including cleanup,
24. 3:12 pitch roofs will be added back in the guidelines for the main roof and 1:12 pitch roofs will be added back in the guidelines for secondary roofs.

E. Langworth Landscaping

1. Scott made a motion to approve, Aaron second. APPROVED

8. Open Forum

- A. DRB meetings will be changed to the 2nd Wednesday of the month at 6:00 pm.

Adjournment: Meeting adjourned at 7:06 p.m.

Next meeting: Wednesday, June 11, 6 p.m.

Respectfully submitted by Eileen Ray, Recorder for Bridges at Black Canyon HOA

Eileen Ray

Date: 7/9/25