

# ***The Bridges at Black Canyon HOA***

## **Design Review Board**

**May 13, 2026 6 p.m.**

**Location: Upstairs Banquet Room, The Bridges**

### **Minutes**

#### **1. Roll Call/Call Meeting to Order**

- Meeting was called to order at 6:05 by Jennifer Stansberry

Attendance: Jennifer Stansberry, Travis Williams, Scott Wittman, Aaron Varbel (John Witherspoon via phone), Eric Feely, Dennis Friedric, Selvin Sandoval, Larry Kinnick, Charles Leaver and John A (couldn't read signature)

#### **2. Changes / additions to Agenda**

A. Items F-J

#### **3. Actions taken outside of the Board Meeting**

A. April Minutes Approved via email

B. 2419 Torrence Drive Privacy Screen (Witherspoon) Approved via email

C. Lot 1402 Rimrock Court New Build deposit (Alley)

#### **4. Old Business**

A. 2403 Torrence Drive Landscaping Plan resubmitted (Varbel) community discussion, concerns were voiced that the structure was disproportionate to the building and not attractive. Owner explained that an approved privacy fence will be constructed to obscure the view of all portions of the spa and current corrugated metal from all neighbors angles along with the planting of new trees and vines. John made a motion to approved the plan with the additions aforementioned and Scott seconded, motion passed

B. Lot 1402 Rimrock Court New Build Deposit (Alley) receipt of \$3750 was noted.

#### **5. New Business**

A. 2424 Bear Lake Drive Landscaping Plan (Gallegos) John moved to approve, Scott seconded - motion passed

B. 2919 Sleeping Bear Landscaping Plan (Fisher) John moved to approve, Scott seconded - motion passed

C. 2509 Bear Lake Drive Landscaping Plan (Milligan) Travis moved to approve, Aaron seconded - motion passed

- D. Chimney Rock Circle Lot 508 - (Jimenez) (Builder Sandoval) Scott moved to approve with proof of 25% exterior stone and composite material sent to board, Travis seconded - motion passed - approval letter will be sent based on those conditions, receipt of \$3750 noted.
- E. 506 Chimney Rock Way (Woodruff) Scott motioned to approve with 25% exterior stone noted on plans, Aaron seconded - motion passed, receipt of \$3750 noted
- F. Landscaping - 2620 Red Cliff Circle - non-compliance notice - contact new owner via HOA Services to educate homeowner on DRB requirements.
- G. Landscaping plan (Groves 2640 Red Cliff Circle)( Landscaper -Banish) Scott moved to approve, Travis seconded - motion passed to approve as submitted.
- H. Lot 510 Chimney Rock Road (Cusick) Scott voted to approve as submitted pending payment of \$3750, Aaron seconded - motion passed - (Travis abstained as he is the architect)
- I. Caroline Mocko - tree removal - committee asked that a landscaping plan be submitted as noted in the email
- J. Lot 2001 Torrence Dr Variance (Perez) Scott moved and Aaron seconded that because of the lot size and utility/sewer easement on the property the 6' variance on the South side of property with the 20 ft on east and west side and 15 ft on the north side be granted as submitted.

## 6. Open Forum

Adjournment