

The Bridges at Black Canyon HOA

Design Review Board

June 11, 2025, 6:00 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Meeting called to Order at 6:05 p.m.
 - A. Members present: Jennifer Stansberry, Scott Wittman, Aaron Varbel
 - B. Audience: N/A

2. Changes / additions to Agenda
 - A. None

3. Actions taken outside of the Board Meeting
 - A. Received the final approval and posted the updated Design and Review Guidelines on the HOA website, don't know if it's been posted to the Bridges website.

4. Approve Minutes
 - A. None

5. Old Business
 - A. None

6. New Business
 - A. Landscaping at 2524 Bear Lake Drive matches the approved landscape plan and the refund deposit should be returned. Jennifer made a motion to approve, Scott second. APPROVED.
 - B. Fencing at 3021 Sleeping Bear is within guidelines. Aaron made a motion to approve, Scott second. APPROVED.
 - C. Several existing properties don't have approved fencing. Send the list of properties to the HOA Board for them to act.
 - D. Compliance Inspection Officer: Ask Ty Jennings if he has any ideas for the position.
 - E. Property that sold at 2508 Bear Lake, the landscaping deposit to be refunded to the original owner. Find out who is responsible for the landscaping. If the homeowner is responsible, then they need to provide the landscaping deposit and if the builder is

responsible then the deposit will be returned when it's completed. Reply to the appropriate party that it should be part of the sales contract at closing.

- 7. Open Forum
 - A. None

Adjournment: Meeting adjourned at 6:20 p.m.

Next meeting: Wednesday, July 09, 6:00 p.m.

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

Eileen Ray

Date: __7/9/2025_____