

The Bridges at Black Canyon HOA

Design Review Board

July 09, 2025, 6:00 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Meeting called to Order at 6:02 p.m.
 - A. Members present: Scott Wittman, Aaron Varbel, John Witherspoon
 - B. Audience: Lish Conroyd and Sue Stern

2. Changes / additions to Agenda
 - A. 2217 Painted Wall Lane Landscaping Plan (Stern)
 1. The homeowner requested a non-compliant fence due to cost.
 2. Scott and Aaron passed on additional fence companies for the homeowner to contact.
 3. John made a motion to approve except for the fence, Jason seconded.
Motion Passed

3. Actions taken outside of the Board Meeting
 - A. Final Approval and posting of the Updated Design Review Guidelines
 - B. Final Approval and Refund Lords Bear Lake Drive Landscaping
 - C. Final Approval and Refund 2508 Bear Lake Drive Landscaping
 - D. Refund received for landscaping deposit to 2524 Bear Lake Drive - Weatherford

4. Approve Minutes
 - A. May Minutes
 1. May minutes approved: Aaron made a motion to approve, John seconded.
Motion Passed
 - B. June Minutes
 2. June minutes approved: Aaron made a motion to approve, John seconded.
Motion Passed

5. Old Business
 - A. None

6. New Business
 - A. Non compliant fencing on current golf course properties is the responsibility of the HOA to resolve.
 - B. Compliance Inspection officer ideas are tabled until the August meeting.

- C. Final Approval for Landscaping Plan for 1216 Redcliff Circle (Conroyd) is approved:
 - 1. Aaron made a motion to approve, John seconded. **Motion Passed**
- D. Eileen will work with Jennifer to update the Design Review Application and send it to HOA Services to update the website.
- E. Landscape Plan for 2408 Stone Bridge Drive (Lords)
 - 1. Eileen will send an email to the homeowner asking where the sand is on the landscaping plan and why sand is being used, and what kind of rock is being used.

7. Open ForumA. None

Adjournment: Meeting adjourned at 6:51 p.m.

Next meeting: Wednesday, August 13, 6:00 p.m.

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

Eileen Ray

Date: _____