

The Bridges at Black Canyon HOA

Design Review Board

September 10, 2025 6 p.m.

Location: Upstairs Board Room, The Bridges

MINUTES

1. Roll Call/Call Meeting to Order (*present: Jennifer Stansberry, Scott Wittman, Aaron Varbel, Ty Jennings, Alicia Conroyd, absent - John Witherspoon*)
2. Changes / additions to Agenda
3. Actions taken outside of the Board Meeting
 - A. *Approval of Hanna Landscaping deposit refund*
4. Approve Minutes -
 - A. *August Minutes - approved*
5. Old Business
 - A. *Compliance Inspection Officer ideas - Ty will present to HOA Board*
6. New Business
 - A. *2409 Fellows Drive Exterior Build Changes (Sinner) (Scott motioned, Aaron 2nd, motion passed - approved)*
 - B. *2651 Red Cliff Circle Compliance Deposit Refund (English)(Scott motioned, Aaron 2nd, motion passed - approved)*
 - C. *3013 Sleeping Bear Road Final Landscaping Approval and Landscaping Deposit Refund (Langworthy)(Scott motioned, Aaron 2nd, motion passed - approved)*
 - D. *3030 Wild Horse Landscape Deposit (Scott motioned, Jennifer 2nd, motion passed - approved)*
 - E. *2411 Torrance Landscape Deposit only and 2403 Torrance Compliance Deposit only. (Varbel)(Scott motioned, Jennifer 2nd, approved via email with John)*
 - F. *Lots 2006 and 2007 Sleeping Bear Compliance and Landscaping Deposit and updated map request (Kania) requested more information*
 - G. *1216 Red Cliff Circle Landscaping Change Request and Approval (Conroyd) approved delay of landscaping until spring*
 - H. *House Plans on Lot 1704 Preliminary Review Request (Milligan) preliminary approval, no final approval until deposits etc have been received.*
 - I. *2620 Red Cliff Circle - requested more information from homeowner - identify fenced area and sod area*

7. Open Forum

Ty requested that the board designate the lots in the new phase of building - Scott made a motion to designate Lots 1701, 501, 502, 503, 504 & 505 as golf course lots. Aaron seconded the motion, motion passed with 3 yes votes.

Adjournment: Meeting adjourned at 6:59 p.m.

Next meeting: Wednesday, October 08, 6:00 p.m.

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

Eileen Ray

Date: 10/10/25