

The Bridges at Black Canyon Homeowners Association Board Meeting

September 17, 2025, 2:00 PM

Location: Upstairs Banquet Hall, The Bridges Clubhouse

Minutes

1. Call Meeting Called to Order at 2:00 p.m.
 - a. Members present: Ty Jennings, Kris Flower, Eric Feely, Mike Gordon, Cody Carlson (absent).
 - b. Audience present
2. Presidents Report:
 - a. Development: Currently laying concrete down on the roads for 26 lots. Utilities and sidewalks will be completed in 3-4 weeks.
 - b. Aquatrols Company is hired to spray chemicals on the fairways breaking up the compacted soil in the next six weeks. Some areas will need to be reseeded.
 - c. The restaurant will start brunches on Sundays starting October 28, 2025. Dinner is planned on Thanksgiving and Christmas Eve.
 - d. Continuance of social activities for the members.
3. Treasures Report:
 - a. Financial Report listed on the HOA Website.
4. New Business:
 - a. Continuing to transfer Non-Refundable deposits from HOA account to DRB account.
 - b. Hiring Compliance Officer- DRB: Asking the HOA Board to hire a Compliance Officer at \$25.00/hr starting at 10 hours a month. Kris made a motion to approve, Eric 2nd, Motion Passed - Approved
5. Old Business: No Updates on the pending lawsuit.
6. Questions:
 - a. Q1: On the June income statement, what is the Landscape Maintenance/Contract line item of \$2,341.00?
A1: This line will be used for mowing and landscaping maintenance for entrances and/or medians. No HOA funds will be used until the lawsuit is settled,
 - b. Q2: What is the Homestead and Brickyard line item on the balance sheet?
A2. Treasure will inquire with HOA Services.

- c. Q3: In the July Statement, where is the itemized line expense for contract labor for HOA Recorder?
A3: Treasure will inquire with HOA Services.
- d. Q4. In the July Statement, where is the itemized line expense for reimbursement of payments/mowing for empty lots to be reimbursed by the lot owners?
A4: Treasurer will inquire with HOA Services.
- e. Q5: What is the \$225,000 cash line on the balance sheet?
A5: HOA Dues are part of this line. Once the lawsuit is settled, the HOA board will discuss ways to spend or invest those monies. If invested, a line item will be created showing interest income.
- f. Q6. Is the Liability account of \$15,000 for building compliance deposits?
A6. Yes and is refunded to the owners. The treasurer will reconcile accounts and decide how much should be transferred to the DRB account.
- g. Q7. The financial statements on the HOA Website are incomplete.
A7. The treasurer is working with HOA Services to reconcile accounts.
- h. Q8. Why is the DRB Agenda not sent to homeowners prior to the monthly meeting?
A9. The DRB Agenda is posted on the HOA Website but going forward, will request HOA Services to send the agenda to homeowners.

7. Next Meeting Date: November 19, 2025 6:00 p.m.

8. Executive Session:

- a. An Executive Session will be held to discuss the lawsuit.

9. The meeting adjourned at 2:32 p.m.

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

Date: 9/17/2025

Eileen Ray, Recorder