

The Bridges at Black Canyon Homeowners' Association
Annual Meeting Minutes – Notes - DRAFT
November 9, 2022
Location: The Bridges

- I. Call to order – The meeting was called to order at 6:06 p.m. by Scott Whittman
 - a) In attendance: - Scott Whittman - President, Jim Carlson – Vice President, Beth Feely – Treasurer, Kris Flower - Secretary and Lew Thompson – Member at Large was present via Zoom. Management Company: Tina McFarlin, Barbara Fauscette Co -Owners of Assurance HOA Management, and Beau Fauscette – Compliance Officer with Assurance HOA Management, Rachael Gregerson, Financial Assistant with Assurance HOA Management.
 - b) The meeting was held at The Bridges
- II. Verify Quorum – Per the Bylaws, Section 4.7, states twenty (20%) = 40 residents must attend in person, zoom or proxy. Quorum was met (35 in person, 4 via zoom, 19 proxies, 58 total).
- III. Proof of Notice was provided by Assurance HOA Management.
- IV. Approval Minutes – The minutes from the Annual Meeting dated December 8, 2021, were approved with an addendum that Beth Feely presented.
- V. Financials – the 2023 Budget was Ratified with no increase in dues. The dues will remain the same per year of \$275.00.
- VI. The Budget Ratification Meeting was adjourned at 6:09 pm by Scott Whittman

Annual Meeting

- I. The Annual Meeting was called to order at 6:09 p.m. by Scott Whittman
- II. Verify Quorum – Per the Bylaws, Section 4.7, states twenty (20%) = 40 residents must attend in person, zoom or proxy. Quorum was met (35 in person, 4 via zoom, 19 proxies, 58 total).
- III. Proof of Notice was provided by Assurance HOA Management.
- IV. Approval Minutes – The minutes from the Annual Meeting dated December 8, 2021, were approved with an addendum that Beth Feely presented.
- VII. Financials – the 2023 Budget was Ratified with no increase in dues. The dues will remain the same per year of \$275.00. Scott Whittman made a motion to approve the September Financials, Beth Feely seconded the motion the motion carried, approved unanimously.
- VIII. Old Business – 2022 Accomplishments were presented by Jim Carlson – See attached document.
- IX. New Business – The Board has hired Assurance HOA Management as of May 1, 2022. General Manager - Eric Feely of The Bridges Golf Course provided a report regarding The Bridges Golf Course and The Restaurant – Remington's. The Villas – 10 lots on the South side of the Club House are sold. Real Estate has slowed down as there is not any inventory. There are 4 lots that need to be sold, 26 more lots should be open contingent on the City. Design Review Board (DRB) – Rob Loewen the DRB Chair mentioned that there are 2 openings for nominations on the DRB, there are requirements that should be followed. They must have a property and live in The Bridges. The term

is three (3) years. The DRB meeting is every third Thursday at 6:00 pm at The Bridges. If interested, please contact the Management Company.

- X. Nomination and Elections: District #1 – Yellow and PD Bridges II - Orange. Nominations from the floor – Earl Bricker made a motion to nominate Leslie Caimi, Mary Vader Seconded the motion. The motion carried, approved unanimously. Leslie Caimi accepted the motion. For PD Bridges II. Scott Whittman nominated Dennis Friedrich, Sharon Porter seconded the motion, The motion carried, approved unanimously. Dennis Friedrich accepted the motion.
- XI. Open Forum – Eric Feely mention that there are some lights in the community that are not working correctly or that need to be replaced, he is working with DMEA to have the repaired.
- XII. Meeting Adjourned –at 6:54 pm and the new Board went into session to appoint officers.

Board Meeting

- I. The new Board went into session and called the meeting to order at 7:12 p.m. by Dennis Friedrich.
 - a. In attendance: - Dennis Friedrich, Beth Feely, Kris Flower, Leslie Caimi. Absent: Lew Thompson Management Company: Tina McFarlin, Barbara Fauscette Co -Owners of Assurance HOA Management, and Beau Fauscette – Compliance Officer with Assurance HOA Management, Rachael Gregerson, Financial Assistant with Assurance HOA Management.
- II. Reinstatement: Dennis Friedrich made a motion to renominate Beth Feely and Lew Thompson back to the Board of Directors. Kris Flower seconded the motion; the motion carried and was approved unanimously.
- III. Appointing of Officers: Beth Feely made a motion to appoint Dennis Friedrich as president, Kris Flower seconded the motion, the motion carried and was approved unanimously. Dennis Friedrich made a motion to appoint Leslie Caimi as Vice President, Beth Feely seconded the motion, the motion carried and was approved unanimously. Beth Feely nominated Kris Flower as secretary, Leslie Caimi seconded the motion, the motion carried and was approved unanimously. Kris Flower made a motion to appoint Beth Feely as treasurer, Dennis Friedrich seconded the motion, the motion carried and was approved unanimously.
- IV. Updated Policies - The Original copies of the new 9 policies were provided to Dennis Friedrich for review and signing. The Management company will reach out to Mr. Friedrich in a few weeks to obtain the signed copies back and distribute to homeowners via USPS.
- V. 2023 Meeting Dates were discussed, the Board will look at holding meetings in February, April, July, and September. The annual meeting will be the beginning of November. The Management Company will provide dates for the meeting and post them once approved. The meeting will be held at The Bridges and via zoom at 6:00 pm.
- VI. Meeting Adjourned –at 7:56 pm.



Date: 11/2/23