

The Bridges at Black Canyon Homeowners Association

Board Meeting

March 6, 2025, 2:00 PM

Location: Upstairs, The Bridges

Minutes

1. Call Meeting Called to Order at 2:00 p.m.
 - a. Members present: Ty Jennings, Kris Flower, Eric Feely, Cody Carlson, Mike Gordon (telephone)
 - b. Audience present

2. Election of Club Representative:
 - a. Ty Jennings is the new declarant developer/owner of the Bridges at Black Canyon Golf Course. Ty's goal is to start fresh and be completely transparent. Work through the process with everybody here and to make this development as good as it can be. Mike, Eric, and Kris represent the districts they live in, and Ty presents the underdeveloped lots and voting rights of those properties. Ty purchased 360 total units made up of multifamily and single-family units.
 - b. One of the districts is the golf course and club house which has fifty votes and Ty elects Cody Carson as club representative to the HOA Board.

3. New election of Officers:
 - a. Ty Jennings is President of the HOA, nominated by Kris Flower.
 - b. Mike Gordon is Treasurer of the HOA.
 - c. Kris Flower is Vice President of the HOA,
 - d. Eric Feely is the Secretary of the HOA.
 - e. Cody Carson is a club representative of the HOA.

4. Map-Districts PDF:
 - a. Eric explained that at the Annual HOA meeting last fall the maps that were presented as District Maps were actually DRB classification maps. HOA Services has been provided new maps.

5. Discussion of setting up separate bank accounts for DRB and HOA:
 - a. Ty does not want to comingle funds. Discussions will continue. New accounts will be established for the DRB. Ty will be added with Kris and Mike. Eric will be taken off as a signer.

6. Discussion of the hiring of professional architect for DRB/pricing:
 - a. The Board will be discussing adding a professional architect or draftsman to fill the open seat on the DRB. Board will discuss more in Executive Session.

7. Discussion of possible amendments to the Declaration/CC&Rs:
 - a. The HOA Board will hire legal counsel to review the CC&Rs that reflect CCIOA, current standards, and procedural matters.

8. New Business:
 - a. Update on Construction:
 - i. Currently in the process of moving the pro shop which was carpeted last night. The number one priority is to open the pro shop.
 - ii. The Dining Room is being remodeled and has new furniture. The fireplace has been remodeled.
 - iii. The Kitchen has been completely re-gutted with all new kitchen equipment.

- iv. The women's locker room has been gutted.
- v. Members' only bar area is being completed.
- vi. Refrigeration space has been added, and a keg room has been created.
- vii. The goal is to open between April 1, 2025, and April 15, 2025.

b. Update on Golf Course:

- i. Hole #1 is being switched with Hole #10 which will create two Par 5s on the front and back nine.
- ii. There will be no back green on Hole #15. It will be a practice green for the members.

c. On September 21-23, the Bridges will hold a College Division 2 Tournament.

d. Update on litigation: The Board is appointing Mike Gordon to represent the HOA Board in regards to the current litigation. Ty will abstain from discussions on current litigation.

9. Questions/Answers

a. Q1: What business can be discussed in the executive session?

A1: The board can make personnel decisions in the executive session.

b. Q2: When will the website be active?

A2: The website will be rebuilt and include a communication program called Clubster which will give members daily updates on the conditions of the course, events, specials in the restaurants, etc.

c. Q3: What is being done about the dryness of the course?

A3: There are daily discussions with Chris the superintendent concerning the dryness of the course. City water has been turned on and the greens and tee boxes are being watered. Asking members to stay on the cart path.

d. Q4: How are board meeting minute notes disseminated?

A4: Currently board meeting notes are posted on the HOA Services website. The goal is to send out minutes to all members.

10. An Executive Session will be held to discuss employee matters on hiring legal counsel to represent the board to review the CC&Rs, whether to hire an architect for DRB Board, and assign a liaison member of the board to work on the current litigation.

11. The meeting adjourned at 2:30 p.m.

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

Eileen Ray

Date: 04/01/2025

Eileen Ray, Recorder

Bridges at Black
Canyon HOA
Wednesday, March
6, 2024, Sign-in