

The Bridges at Black Canyon Homeowners Association

Board Meeting

May 14, 2025, 5:30 PM
Location: Upstairs, The Bridges

1. Call Meeting to Order at 5:30 P.M.
 - a. Members present: Ty Jennings, Kris Flower, Mike Gordon, Eric Feely, Cody Carlson
 - b. Audience Present

2. President's Report
 - a. There are new changes to the clubhouse.
 - b. The restaurant is fully open to the public. Jason Collins is the new chef who started on May 7, 2025.

3. Treasurer's Report:
 - a. The latest statement is March 31, 2025.
 - b. There is about \$87,000 in our operating account and about \$147,000 in our reserve account.
 - c. There is a question about the accounts receivable amount of \$10,350.00. Especially since there are only four out of all our members that have not paid their dues and there are two other HOA's listed as current assets in our accounts.
 - d. Mike will be getting the statements cleaned up.

4. New Business:
 - a. During the executive session at the last meeting the board suggested continuing with Bo James Nerlin as legal counsel for the current litigation between HOA members and the HOA.
 - b. Settlement talks for the litigation started in April.
 - c. Cody Carson moves to retain Bo James Nerlin as the HOA attorney for the duration of the current litigation. Kris Flower seconded, and Mike Gordon and Eric Feely are in favor. Ty Jennings abstained from the vote. The motion passes.

5. DRB Guidelines – Review of DRB Guideline changes to be approved by HOA Board:

- a. The DRB Guidelines are outdated and Jennifer Stansberry, President of the DRB Board, presented the changes to get HOA approval.
 1. The DRB works directly with the HOA board, but the HOA board makes the decisions that are reflected in the DRB Guidelines.
 2. The DRB or the HOA may hire a compliance inspection officer.
 3. The review fee is changed from \$500 to \$750.
 4. The landscaping fee remains \$1000.
 5. The construction compliance fee is changed from \$1.50 a square foot to a \$2,000 set fee.
 6. All design reviews are to be submitted online, as well as in person.
 7. A Notice to Comply requires a 15-day notification to the owner. The DRB will notify the HOA Board, and the board will manage issues of compliance.
 8. Adding lots classified as "E" for future developments are homes more than 2300 square feet and were previously classified as "A". These lots are 25,000 to 30,000 square feet. Maps will be available. Currently we have A, B, C, and D units. A and B units are reflected in the document as a single family and C units are reflected as multi family. The PD allows a certain number of units on a piece of property. It does not say what type of unit to be built. It gives a per unit count, so it is not restricted to a certain type of unit.
 9. The minimum stone requirements for A, B, and E units will be 25 percent with a two-foot return minimum.
 10. The building height is the top of the stem wall.
 11. Landscaping installation is from April 1st to October 1st.
 12. Fencing design will allow hog wire fencing.
 13. The homes on the golf course must reflect naturally blended grass and artificial turf.
 - b. Any changes by the DRB Board need to be approved by the HOA Board.
 - c. Kris Flower moves to approve the new DRB guidelines. Cody Carson seconded, and Ty Jennings, Mike Gordon, and Eric Feely are in favor. The motion passes.
6. Discussion on transferring all DRB deposits and review fees to the established DRB bank account.
 - a. The DRB will have an account, showing their income and expenses.
 - b. HOA Services will manage this account.

- c. Leslie Caimi created a spreadsheet of the DRB fees for the past couple of years and Jennifer Stansberry has maintained that list.
- d. Eric Feely moves to use the DRB spreadsheet that was established by Leslie Caimi that Jennifer Stansberry continues to update as the basis for starting the DRB account and that a new account is established. Jennifer Stansberry will collect the DRB checks and give them to Mike Gordon to deposit, then HOA Services will manage the DRB account. Kris Flower seconded, and Ty Jennings, Mike Gordon, and Cody Carlson are in favor. The motion passes.

7. Old Business

a. Current Litigation

- 1. Mike Gordon is designated as the HOA Board member that's dealing with the litigation. The litigation became active in the Middle of April 2025. Both sides have been cooperating, and Mike Gordon hopes to have an agreement soon to ratify.

8. Questions:

- a. Q1: Are there plans to spend the monies in the operating account and reserve account?

A1: The board will be addressing that in the near future. Currently the HOA is not paying for the maintenance of the common areas, entry monuments, etc. Once the CC&Rs are cleaned up the HOA may pay for those areas. Ty as the developer is currently paying for them.

Q2: Wasn't it determined a year ago that the HOA has no common areas?

A2: CCIOA allows the HOA to contribute towards maintaining the common areas which need to be reflected in the CC&Rs.

Q3: Are any assets owned by the HOA?

Q3: No, due to ownership liability concerns.

Q4: Do we need reserves?

A4: Much of the reserve account comes from the fees collected by the DRB. The DRB currently has a \$500 fee for new houses and collects security deposits.

Q5: Once all these changes are made can the homeowners get these documents?

A6: Yes. Documents will be sent to the HOA Association, and they will be posted online.

Q6: Are there any expenses related to the \$750 fee to the DRB or HOA connected to that fee?

A6: Yes. Jennifer Stansbury will probably at some level get compensated for the work she continues to do. Also, the HOA Board is considering hiring an architect. There is a lot of administrative work, Eileen Ray will get compensated for her work taking minutes for the DRB and HOA.

Q7. Did the HOA Board get insurance?

A7: Yes

9. Next Meeting Date: September 17, 2025, at 2:00 PM, Upstairs Board Room, The Bridges
10. Executive Session: N/A
11. Adjournment: 2:37 PM