

Draft - Unapproved – to be approved at the 2016 Annual meeting
MINUTES OF THE ANNUAL MEMBER MEETING OF BRIDGES AT BLACK CANYON OWNERS
ASSOCIATION, INC.

CALL TO ORDER - Meeting was called to order on October 1st, 2015 AT 5:35 PM at the Bridges Clubhouse.

ATTENDANCE –

Kerry Dunivan chaired the meeting. He introduced the Board members present; Lew Thompson, Phyllis Wiesner and Chris Flowers. He also introduced Joe Shrum and Eric Feely. The members attending the meeting were asked to sign in as they arrived. Karen & Kerry Dunivan with Mountain Mansion Management were present. A quorum was present.

PROOF OF NOTICE: The meeting notice was mailed to all owners.

PURPOSE OF THE MEETING: - The Annual Members meeting was held to elect Board members, ratify the budget, update all Homeowners on projects completed throughout the year and discuss the Homeowners concerns.

PREVIOUS MEETING MINUTES: - The previous members meeting minutes were available on the website for owner to review. John Purdy made a motion to approve the minutes and a second by Lew Thompson. Motion passed.

2015 YTD FINANCIAL REPORTS: -

There was a question from the floor on the costs of the improvements; Kerry explained that the developer had deposited funds into the operating account in 2011. Lew explained that these funds were specifically for improvements and that \$30,000.00 for improvements had been approved at the 2014 annual meeting. To date only 1/3 of the amount approved had been spent. Kerry confirmed that there is just over \$100,000.00 in the HOA accounts and that the Association is in financial shape. The 2015 financial reports were accepted as presented.

Another question from the floor was asked about the receivables. Kerry explained that there are numerous liens that have been filed for owners who had not paid their assessments and that the Board had approved filing additional liens on properties that were not responding.

NEW BUSINESS -

2014 Review: Kerry discussed the completion of the landscape work along the road and the costs associated.

Managers' Report Kerry told the members present that they, Mountain Mansion Management had been managing since the first of the year. They put together the 9 good governance polices as mandated by CCIOA and the state of Colorado and the Board had adopted them. He also informed the members that they had contracted with someone to treat the prairie dogs along Redcliff with success. He also explained that the dogs will migrate back over throughout the year from the fields to the south but they will continue to treat them every year. It takes time to eradicate them completely. MMM has detailed the owner data base and will begin email blasting information to those owners who have sent their email addresses to them. Kerry went on to explain that there are numerous renters in the subdivision who they have sent letters to on landscaping, storage and other issues. There are also owners in violation with the rules and regulations that they have been in touch with. It takes time to get everyone into compliance. He also confirmed that the vacant lots had been

mowed three times throughout the summer and invoicing had been sent out.

2016 Budget ratification: The 2016 budget was presented. A motion and second were made to ratify the budget. A vote was taken and the budget was approved.

Election of Board of Directors: Directors present have another year for their term on the Board and no nominations were taken.

OPEN DISCUSSION-

Homeowner's concerns: There was discussion on the landscaping of the new patio homes. Lew informed the members that the landscaping was in keeping with the guidelines and had been accepted by the committee. There was further discussion on the irrigation at the entrances and the possibility of adding lights next to the monuments to help identify the entrance. This will be discussed at the next Board meeting. There was a question on cleaning up the sage behind some of the vacant lots to the west. This will be discussed at the next Board meeting.

Questions were raised concerning the enforcement of HOA policies. Kerry said they had sent out over 30 letters so far this year and continues to chase owners who violate the CC&R's. They have had a considerable amount of success with bringing properties that had dead and dying grass and landscape issues around. Parking and trash cans are always an ongoing issues but we inspect a minimum of twice a week. He also asked members to contact their office if something is out of line and needs attention just in case they missed something during their inspections.

MEETING ADJOURNED:

Meeting was adjourned at 6:35 P.M.

R.S. Karen Dunivan, Mountain Mansion Management, LLC