

TO: BRIDGES AT BLACK CANYON RESIDENTS AND LOT OWNERS  
RE: ANNUAL HOA MEETING

**Wednesday, August 7, 2019 - 5:00 P.M.**

TO BE HELD AT:

**Bridges at Black Canyon Clubhouse, Upstairs Banquet Hall**

The Board would like to continue having the Annual Meeting during the summer allowing for the most owners to attend. With the Annual Meeting being held so early in the year, the Board has agreed to adopt the budget for 2020 during the fourth quarter of 2019 in order to have a better idea of actual expenses for the year. Last year, the proposed budget presented at the Annual Meeting changed quite a bit with the decision to lower dues, and the Board would like to present an accurate portrayal of the expenses for all owners. Owners will be notified of the 2020 budget adopted by the Board during the fourth quarter and a member's meeting will be held by teleconference to ratify that budget in December 2019.

The purpose of this meeting will be to hear homeowners' concerns and elect a Board member for the one open position.

Proxies must be returned to the Management Company via U. S. Mail, fax, or email to be received on or before August 6, 2019.

Mountain Mansion Management  
Association Management Company for the Bridges at Black Canyon HOA

The Bridges at Black Canyon HOA  
P.O. Box 534  
Montrose, CO 81402

Phone/Fax 970-626-4314

Email: [mountainmansionmgmt@frontier.net](mailto:mountainmansionmgmt@frontier.net)

**YOUR PROXY IS VERY IMPORTANT!! IF YOU ARE UNABLE TO ATTEND, PLEASE TAKE THE TIME TO SEND IT TO THE MANAGEMENT COMPANY. YOUR PROXY WILL HELP TO ENSURE A QUORUM IS PRESENT AT THE ANNUAL MEETING.**

**THE BRIDGES AT BLACK CANYON OWNERS ASSOCIATION  
ANNUAL MEETING  
WEDNESDAY, AUGUST 7, 2019 at 5:00 pm**

**Proxy Designation**

**A general proxy allows a proxy holder to vote however he or she sees fit on any matter that may be undertaken at a specific homeowner association's annual meeting. If you are unable to attend the meeting in person, you may give a general proxy to any other person to vote on your behalf.**

The undersigned Member of The Bridges at Black Canyon Owners Association, Inc., a non-profit Colorado Corporation, hereby appoints the undersigned person with the power of substitution to vote on behalf of the Member at the Annual Meeting of The Bridges at Black Canyon Owners Association to be held on Wednesday, August 7, 2019 at 5:00 pm.

You may designate a current Board member to vote on your behalf, have the management company representative vote in accordance with a majority of the Board on your behalf, or designate any other person of your choosing who will be present at the meeting to vote on your behalf.

If you are unable to attend, please **CHOOSE ONE PERSON** below to serve as your proxy:

\_\_\_\_\_ HOA Board President, Dennis Friedrich

\_\_\_\_\_ HOA Board Vice President, Beth Feely

\_\_\_\_\_ HOA Board Secretary/Treasurer, Kris Flower

\_\_\_\_\_ HOA Board Member, Lew Thompson

\_\_\_\_\_ HOA Board Member, Joe Shrum

\_\_\_\_\_ Mountain Mansion Management Representative

\_\_\_\_\_ Other (print name of Proxy Holder) \_\_\_\_\_

This authorization includes the right to vote on behalf of the undersigned on the foregoing matters proposed in the Notice of the Meeting and Agenda. This authorization of proxy shall be effective immediately, and shall continue in effect until terminated by a written notice or adjournment of the Annual Meeting on August 7, 2019.

Homeowner (please print name) \_\_\_\_\_

Address/Lot Number at The Bridges at Black Canyon Owners Association \_\_\_\_\_

Signature of Member \_\_\_\_\_

Date \_\_\_\_\_

**Please have Proxy Holder bring this proxy to the annual meeting or return by August 6, 2019 to:**

**The Bridges at Black Canyon Owners Association  
P.O. Box 534  
Montrose, CO 81402  
Phone/Fax: 970-626-4314  
Email: [mountainmansionmgmt@frontier.net](mailto:mountainmansionmgmt@frontier.net)**

The Bridges at Black Canyon Owners Association  
Membership Meeting

Wednesday, August 7, 2019

5:00 PM

Bridges at Black Canyon Clubhouse, Upstairs Banquet Hall

Agenda

1. Call to Order
2. Introductions
3. Proof of Meeting Notice
4. Approval of 2018 Meeting Minutes
5. Review of 2018 Financials
6. Review of 2019 Financials Year to Date
  - a. Decision to Lower Dues for 2019
7. Lew Thompson's, Developer's, Report
8. Manager's Report
9. Eric Feely's, Clubhouse Manager's, Report
10. Old Business
11. New Business
  - a. Credit Card Processing
12. Nominations/Election of Board Director
13. Adjournment



Draft - Unapproved – to be approved at the 2019 Annual meeting

**MINUTES OF THE ANNUAL MEMBER MEETING  
OF BRIDGES AT BLACK CANYON OWNERS  
ASSOCIATION, INC.**

**CALL TO ORDER:** The meeting was called to order on August 8th, 2018 at 5:09 pm by Dennis Friedrich at the Bridges Clubhouse.

**INTRODUCTIONS:** Board members present in person included Dennis Friedrich, Kris Flower and Beth Feely. Joe Shrum and Lew Thompson were present via teleconference. The members attending the meeting were asked to sign in as they arrived. Sylvia Pennings and Tracey Wolter with Mountain Mansion Management were present. With members present in person and by proxy, a quorum was present.

**PROOF OF NOTICE:** The meeting notice was mailed to the last known address of all owners.

**APPROVAL OF 2017 MEETING MINUTES:** The previous members meeting minutes were included in the Annual Meeting Package and available on the website for owners to review. There was a motion made from the floor to approve the minutes and a second by the floor. Motion passed.

**2018 YEAR TO DATE FINANCIAL REPORTS:** Dennis stated that the financials were included in the meeting package and asked if there were any questions. Members had questions about receivables and collection policies, lot mowing, DRB expenses and net income/loss from 2017. It was explained that the association does have a collection policy that includes placing a lien on the property for unpaid assessments in excess of \$1,000.00. The mowing expense is low on the report but should be in line with the prior year as there are invoices that have not been received. The DRB is an active committee, but there are no expenses to date. The association ended the 2017 fiscal year with a small gain (net income). There was a motion made from the floor to accept the 2018 financials to date and a second by the floor. Motion passed unanimously.

**PROPOSED 2019 BUDGET REVIEW:** The 2019 proposed budget was included in the meeting package prior to the meeting. Dennis asked if there were any concerns or questions about the budget. The members present did not have any questions or comments.

**LEW THOMPSON'S, DEVELOPER'S, REPORT:** Lew expressed his thanks to Mountain Mansion Management for their help in improving the overall status of the Bridges. There is a lot of construction going on which is impressive and exciting. He let everyone know that things are continuing to look really good for the association and golf course.

**MANAGER'S REPORT:** Sylvia Pennings informed the members that she purchased Mountain Mansion Management from Kerry and Karen Dunivan in January of this year. She wants to assure the members that Kerry and Karen continue to be available for historical information. Next, there have been eighteen properties that have changed ownership since the beginning of the year, and she expects to see more through the end of the year. Inspections are being done on a regular basis and courtesy letters are being sent, but there are fewer letters being sent now than in prior years. Most of the letters are concerning construction, requesting that contractors keep lots free of debris during the building process. She also reported that she and the staff helped facilitate the Short Term Rental Amendment to the Declaration and that the amendment passed with a vote of 212 lots in favor.

**ERIC FEELY'S, CLUBHOUSE MANGER'S, REPORT:** - Eric expressed his appreciation for Sylvia and her staff and what they do for the Association. He also thanked the current members of the DRB. Having them on this committee helps to keep things more formal and the follow up is better than in the past. He is looking forward to better



communication in the future. He noted that there are approximately 260 HOA members and 164 Club members. The Club performance this year is at about \$1.1 million, which is up about \$5,000.00. There have been some wage increases; however, it has been a poor year for geothermal issues, golf carts and the kitchen. The Club has been retaining staff with the exception of turn over issues in the maintenance department. There is a plan to spend some money on the golf course in the future. Eric answered questions from the floor regarding street construction in that they are giving bids to start on 13 lots near the #10 green and 16 lots on Stonebridge. The city may finish Oak Grove in 2019-2020. An owner of a patio home questioned whether it is possible to build a fence as a noise barrier, and that the City of Montrose has built similar fences for the Vineyard. Dennis noted that this may be addressed by the DRB if submitted, but that a previous DRB had approached the City with a similar request which was denied. An owner, concerned about potential accidents, asked about marking golf cart crossings. Eric noted that they took this issue to the City of Montrose who has passed it back to the HOA. Eric is in discussion with an attorney but has no other feedback at this time. Dennis also expressed thanks to the DRB, who introduced themselves. An owner noted that the area around the mailboxes is unattractive. If the area were filled in with dirt and rock it could be sprayed for weeds and look better. Sylvia will help coordinate this with Eric.

#### **OLD BUSINESS:**

Eric asked Sylvia if the management company has sent out letters to companies about dirt piles. Sylvia did not have that information at the meeting. A homeowner questioned whether the stakes by the dirt piles by #13 need to be moved. Eric replied that they do, and that it will be addressed. There was a question from a homeowner about the lot on Painted Wall where there is only a foundation that has been there for years. Eric replied that the City of Montrose has addressed this as a "nuisance". There was a question about houses being built. Eric replied that once the DRB has approved plans the construction should be done on time. If not, daily fines will be imposed in hopes that the owners will be more proactive. Dust was a topic for discussion with several owners. It is felt that the dust is being generated not only from the dirt piles, but largely from vacant lots that have no vegetation and the soil is being disturbed. It has been observed that it is these lots that lack a top "crust" to the dirt that generate the most dust and that the lack of rain has not helped the situation. Eric will look into what may be able to be done to improve this.

**NEW BUSINESS** – There was no new business.

#### **NOMINATIONS/ELECTION OF BOARD OF DIRECTORS**

Kris Flower's term on the Executive Board expires as of this meeting and therefore one position for Director is up for election at the meeting. It was announced that Kris would like to be considered for the position and there was no objection from the floor to consider her nomination.

There was also a motion and second from the floor to nominate Jim Carlson for the open position on the Executive Board. This motion passed unanimously.

A motion from the floor to close nominations was seconded and passed unanimously.

The Mountain Mansion Management team distributed written ballots and collected them from the members. Upon counting the ballots it was determined that Kris Flowers was elected to the Executive Board with 74 votes compared to 15 votes for Jim Carlson.

#### **MEETING ADJOURNED**

Dennis adjourned the meeting at 6:02 pm.

Respectfully Submitted by Tracey Wolter, Mountain Mansion Management

**The Bridges at Black Canyon HOA**  
**Balance Sheet**  
As of December 31, 2018

	<u>Dec 31, 2018</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alpine Bank Operating Account	40,347.15
Alpine Bank Reserve Account	<u>51,042.71</u>
<b>Total Checking/Savings</b>	91,389.86
<b>Accounts Receivable</b>	
Accounts Receivable	<u>20,274.56</u>
<b>Total Accounts Receivable</b>	20,274.56
<b>Other Current Assets</b>	
A/R Adj	-325.00
Undeposited Funds	<u>100.00</u>
<b>Total Other Current Assets</b>	<u>-225.00</u>
<b>Total Current Assets</b>	<u>111,439.42</u>
<b>TOTAL ASSETS</b>	<u><u>111,439.42</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	<u>1,090.26</u>
<b>Total Accounts Payable</b>	1,090.26
<b>Other Current Liabilities</b>	
Customer Prepayment	-325.00
DRB Landscape Deposit	<u>6,000.00</u>
<b>Total Other Current Liabilities</b>	<u>5,675.00</u>
<b>Total Current Liabilities</b>	<u>6,765.26</u>
<b>Total Liabilities</b>	6,765.26
<b>Equity</b>	
Unrestricted Net Assets	88,442.23
Net Income	<u>16,231.93</u>
<b>Total Equity</b>	<u>104,674.16</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>111,439.42</u></u>

**The Bridges at Black Canyon HOA**  
**Budget vs. Actual**  
 January through December 2018

	<u>Jan - Dec 2018</u>	<u>2018 Budget</u>	<u>Over/Under</u>
<b>Income</b>			
Annual Membership Dues	39,268.18	37,500.00	1,768.18
Interest Income	11.71		
<b>Other Income</b>			
DRB Submittal Fees	2,500.00		
Finance Charges & Interest	2,511.52		
Late Fee on Delinquent Dues	1,100.00		
Weed Assessment	6,600.00	10,200.00	-3,600.00
<b>Total Other Income</b>	<u>12,711.52</u>	<u>10,200.00</u>	<u>2,511.52</u>
<b>Total Income</b>	<u>51,991.41</u>	<u>47,700.00</u>	<u>4,291.41</u>
<b>Gross Profit</b>	51,991.41	47,700.00	4,291.41
<b>Expense</b>			
<b>Administrative Operations</b>			
Accounting & Business Expenses	420.00	500.00	-80.00
DRB Expenses	2,000.00	300.00	1,700.00
HOA Management Fees	10,980.00	10,980.00	0.00
HOA Management Services	249.42		
Insurance Expense	554.00	750.00	-196.00
Legal Fees & Collection Costs	3,294.54	1,500.00	1,794.54
Printing, Postage & Supplies	646.37	500.00	146.37
Teleconference costs	124.07		
<b>Total Administrative Operations</b>	<u>18,268.40</u>	<u>14,530.00</u>	<u>3,738.40</u>
<b>Common Area Maintenance</b>			
<b>Amenities Maintenance</b>			
Improvements	395.70	4,160.00	-3,764.30
Perimeter Fence	0.00	1,000.00	-1,000.00
<b>Total Amenities Maintenance</b>	<u>395.70</u>	<u>5,160.00</u>	<u>-4,764.30</u>
<b>Landscape Maintenance</b>			
Doggie Station	395.70	300.00	95.70
Fertilizer Applications	300.00	1,000.00	-700.00
Mowing	7,187.50	10,450.00	-3,262.50
Planter Bed Maintenance	4,200.00	3,000.00	1,200.00
Sprinkler System	21.49	1,500.00	-1,478.51
Weed Control	1,560.69	2,100.00	-539.31
<b>Total Landscape Maintenance</b>	<u>13,665.38</u>	<u>18,350.00</u>	<u>-4,684.62</u>
Prairie Dogs	1,150.00	1,500.00	-350.00
<b>Total Common Area Maintenance</b>	<u>15,211.08</u>	<u>25,010.00</u>	<u>-9,798.92</u>
Vacant Lot Maintenance	2,280.00	8,160.00	-5,880.00
<b>Total Expense</b>	<u>35,759.48</u>	<u>47,700.00</u>	<u>-11,940.52</u>
<b>Net Income</b>	<u><u>16,231.93</u></u>	<u><u>0.00</u></u>	<u><u>16,231.93</u></u>



**The Bridges at Black Canyon HOA**  
**Budget vs. Actual**  
**January through June 2019**

	<u>Jan - Jun 2019</u>	<u>2019 Budget</u>	<u>Over/Under</u>
<b>Income</b>			
Annual Membership Dues	39,802.43	35,775.00	4,027.43
Interest Income	20.84		
Other Income			
DRB Submittal Fees	500.00		
Finance Charges & Interest	1,514.70		
Late Fee on Delinquent Dues	1,300.00		
Weed Assessment	1,630.00	9,900.00	-8,270.00
<b>Total Other Income</b>	<u>4,944.70</u>	<u>9,900.00</u>	<u>-4,955.30</u>
<b>Total Income</b>	<u>44,767.97</u>	<u>45,675.00</u>	<u>-907.03</u>
<b>Gross Profit</b>	44,767.97	45,675.00	-907.03
<b>Expense</b>			
<b>Administrative Operations</b>			
Accounting & Business Expenses	375.00	500.00	-125.00
DRB Expenses	0.00	100.00	-100.00
HOA Management Fees	5,850.00	11,700.00	-5,850.00
Insurance Expense	0.00	600.00	-600.00
Legal Fees & Collection Costs	104.00	1,500.00	-1,396.00
Printing, Postage & Supplies	224.70	555.00	-330.30
Teleconference costs	104.07	200.00	-95.93
<b>Total Administrative Operations</b>	<u>6,657.77</u>	<u>15,155.00</u>	<u>-8,497.23</u>
<b>Common Area Maintenance</b>			
<b>Amenities Maintenance</b>			
Improvements	245.34	2,500.00	-2,254.66
Perimeter Fence	0.00	500.00	-500.00
<b>Total Amenities Maintenance</b>	<u>245.34</u>	<u>3,000.00</u>	<u>-2,754.66</u>
<b>Landscape Maintenance</b>			
Doggie Station	163.48	500.00	-336.52
Fertilizer Applications	0.00	1,000.00	-1,000.00
Mowing	1,500.00	9,500.00	-8,000.00
Planter Bed Maintenance	2,400.00	5,000.00	-2,600.00
Sprinkler System	0.00	300.00	-300.00
Weed Control	767.34	2,100.00	-1,332.66
<b>Total Landscape Maintenance</b>	<u>4,830.82</u>	<u>18,400.00</u>	<u>-13,569.18</u>
Prairie Dogs	450.00	1,200.00	-750.00
<b>Total Common Area Maintenance</b>	<u>5,526.16</u>	<u>22,600.00</u>	<u>-17,073.84</u>
Vacant Lot Maintenance	5,051.00	7,920.00	-2,869.00
<b>Total Expense</b>	<u>17,234.93</u>	<u>45,675.00</u>	<u>-28,440.07</u>
<b>Net Income</b>	<u><u>27,533.04</u></u>	<u><u>0.00</u></u>	<u><u>27,533.04</u></u>