

Draft - Unapproved – to be approved at the 2018 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 4th, 2017 at 5:07 pm by Dennis Friedrich at the Bridges Clubhouse.

**ATTENDANCE:** – Board members present included Dennis Friedrich, Lew Thompson Kris Flower, and Beth Feely. Joe Shrum was not present. The members attending the meeting were asked to sign in as they arrived. Karen & Kerry Dunivan and Sylvia Pennings 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 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 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.

**2017 YTD FINANCIAL REPORTS:** - Dennis stated that the financials were included in the meeting package and asked if there were any questions. There were no questions on the financials as presented.

**LEW THOMPSON'S, DEVELOPER'S, REPORT:** - Lew let everyone know that things are looking really good after 7 years since taking over as developer. Twenty lots have changed hands in the past year with multiple construction starts taking place. The restaurant is doing well, greens fees are up, and the accounts receivable is down.

**MANAGER'S REPORT:** - Mountain Mansion Management took over management of the HOA in 2015. Since that time, the accounts receivable has been cut in half and the appearance of many homes has greatly improved. Management continues to work with owners in arrears to set up payment plans and works with the Association's attorney to file liens. Since January, 20 lots and/or homes have changed hands, and due to a lien on one of those properties, over \$5000 was collected at closing for back assessments, fines, interest, and penalties.

The yards of many homes are getting cleaned up, especially those of rental properties, as letters continue to be sent out educating owners of the rules and regulations when it is seen they are not in compliance. To date, over 200 letters have been mailed out by the management company.

The mowing of the vacant lots was discussed and will be done more frequently next year and start earlier in the year. There has been a lot of feedback from the homeowners and the Board is working closely with the management company and landscaper to ensure the lots are maintained to standard.

The developer had the parcel behind the homes on Sleeping Bear brush hogged last week and that area will be better maintained going forward.

Thanks to the hard work of Jim Jennings, the landscape maintenance and upgrades of the entrances, medians, and other areas around the clubhouse, has greatly helped to improve the overall appearance of The Bridges. The owners agreed he should be paid more in the future and receive some sort of Christmas gift from the Association for his dedication and hard work.

**ERIC FEELY'S, CLUBHOUSE MANGER'S, REPORT:** -This year they are budgeted to make a profit for the first time since Lew Thompson took over. The restaurant is up 18%, the greens fees are up 17%, and the pro shop is up 40%. The homeowners were thanked for their support.

**PROPOSED 2018 BUDGET:** -Dennis asked if there were any questions on the 2018 budget that was adopted by the board at their last duly called meeting. A homeowner wanted to know if more money could be budgeted for mowing vacant lots. It was explained that the vacant lots are mowed by the Association and then back charged to the vacant lot owners, so there is no actual expense to the Association for this service.

**OLD BUSINESS:** - The foxtails behind the patio homes were discussed and Eric will discuss this with the golf course personnel for a possible solution.

**NEW BUSINESS** – A homeowner brought up concerns regarding DRB guidelines being enforced. There was also discussion about new construction causing trash to blow around and contractors driving on lots and tracking mud on to the streets. The Board will take this under consideration and work with the DRB on these issues. The lot by the back entrance is overgrown and needs maintenance attention. The management company will find out who owns this land and contact the city. The Annual Meeting may be moved to take place during the summer, no one had any feedback on this suggestion.

**MEETING ADJOURNED:**

Meeting was adjourned at 5:46 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management, LLC