

Draft - Unapproved – to be approved at the 2017 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 December 8th, 2016 at 5:40 PM at the Bridges Clubhouse.

ATTENDANCE –

Kerry Dunivan chaired the meeting. He introduced the Board members present; Lew Thompson via telephone, Phyllis Wiesner and Joe Shrum, Chris Flowers was not present. He also introduced 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. Phyllis made a motion to approve the minutes and a second by Rick Purdy. Motion passed.

2016 YTD FINANCIAL REPORTS: - Kerry went thru the financial reports sent to the owners to November 2nd, 2016. Kerry pointed out there was \$9,400 in improvements listed on the P&L that were entrance improvements approved by the Board. Kerry also advised that there was \$2,862 not budgeted but approved by the board for treating the over population of prairie dogs within the community. Kerry discussed the balance sheet sent to the owners; there is currently \$57,907 in the operating account and \$21,019 in the Reserve account. Kerry also advised that the accounts receivable was reduced by \$28,000 in 2016 with the efforts of MMM and the association's attorney. With no further questions the financial reports were approved as presented.

MANAGER'S REPORT: - Kerry explained to the members that his company's main focus since taking over management of the association besides taking over the day to day business has been collection and enforcement. When we began managing the accounts receivable was in the \$47,000 range, and over 30 owners in arrears with their account. We are now down to only 5 owners in arrears and \$16,000 behind. Although significantly lower we are going to continue to try and work with these owners on collection.

To date in 2016 we have sent out just over 100 letters to owners on violations working to educate them on the rules and regulations, it continues to be an ongoing process.

MMM contracted on behalf of the HOA someone to treat the prairie dogs with great success. We will continue next year as necessary.

Kerry reported that 14 homes/lots changed hands in 2016 to date.

Kerry also advised that the vacant lots were cut three times throughout the summer by the greens keeper and his staff.

PROPOSED 2017 BUDGET: Kerry presented the 2017 budget that was adopted by the board at their last duly called meeting. He explained that the budget was fairly flat and that the projected costs are based on history and possible projects discussed by the board. There were no questions on the budget as presented, Phyllis motioned to approve the 2017 budget, the motion was second by Mary Gleason, and the motion was unanimous.

OLD BUSINESS: Phyllis mentioned that she felt the RV storage area discussed several times over the year should stay on the radar for the developer and the Board to continue discussing.

NEW BUSINESS - Lew wanted to thank the contractor that has completed the construction of the patio homes to date. Phyllis advised the members present that she was resigning from her position on the Board of Directors. Lew, Eric and the members present thanked her for her participation and time she has put towards making the community a better place to live.

NOMINATIONS AND ELECTIONS OF BOARD MEMBERS: Kerry asked the members present if anyone would want to volunteer to serve on the board of directors. Phyllis nominated Dennis Friedrich, the nomination was second by Joe Shrum, and the members were unanimous. Dennis accepted the nomination.

OPEN DISCUSSION- There was discussion on the foxtail weeds that are growing throughout the community. Eric commented that it had been discussed by the golf course greens keeper and they were considering several options. Eric mentioned that the vacant lots were reported to have some debris from other construction sites and that he would try and find someone to police the lots if necessary.

Eric reported on the restaurant and the golf course and their continued efforts to increase sales for 2017.

There was a question from the floor on parking vehicles on the street, Kerry told the members that they are aware of a few locations where there are several vehicles parked but that it is considered a public street and enforcement is difficult.

Phyllis thanked MMM for their work on collections, enforcement and management of the association.

MEETING ADJOURNED:

Meeting was adjourned at 6:30 P.M.

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