

Bridges 2021 Annual Meeting February 25th, 2021 5:30pm

Those in attendance: John Lewis, Jeff Scaden, Bernard Rabbito, Patti Massell, Maren Malan, Stan, Ellen Bauersfeld. Management Company: Brandi Lierd, Mick Lierd, Joanne Torres.

Financial Report:

Brandi Lierd reviewed 2020 Budget vs. Actuals, 2021 Budget.
Overall expenses were under budget. Irrigation was slightly over. Net income will be rolled into reserves.

Resort Update:

John Lewis. Sales are beyond expectations, prices are higher than we ever thought we would see. Politics, pandemic, etc are moving populations around - people are coming in from other markets because remote working is not stopping anytime soon. This will impact real estate as people from other markets move here - prices or demand aren't going down any time soon. Commercial core coming in 12-24 months: brewery, shopping, etc. Bridges specific: water is slowing construction down. Streets are being put in ahead of time (water, sewer, curb, gutter, etc) should be done the same time as water arrives. PH1-2a Parkside: done this summer. Park will be installed, pickle ball court, trail, etc end of this year or Spring of 2022. Ideally 1 year from now construction trailer is gone, park is in, new construction will be in back of development.

Construction Update:

Jeff Scaden: please let us know if construction debris becomes a problem. Homes along Paddleford Dr. Are progressing nicely, but were delayed by pandemic. Cabins will start in earnest late Summer. When snow melts construction debris will be cleaned up.

Homeowner Forum:

Patti Massell – regarding electric with 28 new homes coming in, should we increase the budget because of more street lights, etc? Brandi: street lights are county responsibility. John - also there are no street lights because development is dark sky compliant.

Ellen Bauersfeld: regarding park w/ pickle ball what else will be there besides pickle ball?

John - mostly grass, pickle ball, trail through it. We're open to suggestions.

Patti Massell - are there any more eateries/restaurants coming? John - commercial core will have brewery, restaurant, shops, etc.

Patti Massell - can you discuss timelines of cabins?

John - Phase 1 is 22 cabins - starting this Summer. After that P2 of cabins, P2 mountainside (big road above), also Phase 4 Parkside. After that the development goes well beyond the cabins. Also this summer pool area/barn will be fleshed out, ideally by end of next year pool area will be finished. My 2 most important priorities are finishing punch lists and stopping construction noise/debris, etc. Amenities will continue to be added.

Meeting adjourned: 6pm