

## **Bridges 2022 Annual Meeting March 3<sup>th</sup>, 2022 5:30pm via Zoom**

**Those in attendance:** John Lewis, Jeff Scadden, Mark Rowland, John Lew, Andrew Marbach, John Mentzer, Patty Massell, Sherie Frehner, Ryley Lyon, Tom Markiewicz, Bob Sullivan, Peter Sciulla, Margaret Favero, Ken & Michelle Schoeller, Mike Meoli

*Management Company:* Brandi Lierd, Mick Lierd, Joanne Torres, Kyler Lewis, Colette McQuown, Dylan Lierd

### **Welcomes and Introductions:**

John Lewis

### **Financial Report:**

Brandi Lierd: reviewed 2021 Budget vs. Actuals, 2022 Budget.

Overall expenses were under budget due to delays on construction completions as projected. Landscaping and Irrigation were also under budget due to water moratorium. The Operating budget vs actuals came in under budget by \$23,455.

Reserve Account – Balance end of year - \$11,941. The 2021 Operating Net Income of \$23,455 will be transferred into Reserves bringing the ending balance to \$35,396.

### **Resort Update:**

John Lewis: Construction came to a halt in 2021 due to the water moratorium put in place by Wolf Creek Water & Sewer due to severe drought conditions. The next 3 phases will continue once the moratorium has been lifted. Currently Wolf Creek Water & Sewer are drilling a new well. Osprey Ranch, which is a new development on the west side of the lake, is my back up plan to build infrastructure and pump to the Bridges Development.

Marriott Construction occurred several problems in 2021 and 2022, which delayed the work on infrastructure, so we have been very patient working with them. Asphalt is planned for spring/summer of 2022 and the completion of 10-20 homes water dependent.

Commercial Core and golf course plans are also on hold as we wait for water solutions. Road is dedicated to connecting the Bridges and River Road with the county, Eagle Ridge just below has also been purchased and will connect.

The Bridge's community park just over the bridge will be started this summer, including moving the construction trailer. The plans include a pickle ball court. John welcomes anyone who would like to help form a park committee to create ideas and help with the design.

### **Construction Update:**

Jeff Scadden: Parkside lots 9-17 will continue with construction and hope to be completed in 2022. If you have any punch list items please notify me directly to get completed. Clean-up will begin as weather permits, we have also notified subcontractors regarding parking and will be moving the garbage cans and temporary toilets.

John: we are going to re-route construction vehicles with the new access located on new road below Bridges.

### **Homeowner Forum:**

Bob Sullivan: Irrigation water, I was unaware this was an issue so what will be planted?

John: we are going to need clarification on what we can plant, it may be shrubs and no grass, we just don't know yet but will communicate when we do.

Peter: Was my water shut off in July last year?

Jeff: Yes, due to regulations with Wolf Creek Water & Sewer

John: We also plan on making water reservoirs which will help long term.

Ken: Any new homeowners on a the HOA board yet? I am very interested

John: Not yet just because I'm not ready to turn over but I welcome your input including the DRB at this time.

Linda: Mud, what can be done to avoid?

John: for now, it's just unavoidable during the early spring season before it dries out.

Mark: Plans for the park? Is it designed for additional parking or will you just walk?

John: I welcome ideas but will not include parking

Peter: Is the bike trail private?

John: It's open to the public but located in the Bridges HOA open space. The Northern Utah Trails Foundation has agreed to maintain the trail.

Bob Sullivan: Let the trail foundation continue to maintain, since this is their specialty then the HOA does not have to add this expense.

### **Closing Remarks**

John: Thank you, we're always available and look forward to a great year.

**Meeting adjourned:** 6:29pm

Respectfully,

Colette Mcquown

Peak 2 Peak Management Co.