

The Bridges
2024 Annual Meeting
March 1, 2024 - 5:30pm
Zoom Virtual Meeting

Those Present on Call:

Lewis Homes
Jeff Scadden

Peak2Peak Management

Brandi Lierd, Mick Lierd, Kyler Lewis, Colette McQuown

Homeowners

Ken Schoeller, Mike Walter, Mark Rowland, Ryley Lyon, John Mason, Jim Moore, Tracy Frehner, Bob Sullivan, Ryan Russell, Andrew & Ellen Marbach

Welcome – Jeff Scadden

There has been a lot of activity on Paddleford drive at this point it will be mid-April before completed and a quite a bit of activity as the majority have sold. We will be moving onto phase 3 this summer, as of right now we have 4-5 sold. Some of the construction has been a lot for some homeowners, thank you for your patience. We are currently submitting building permits for the cabins which we are hopeful to have 12 completed this summer. Mountainside Phase 3 will start development late summer. We have added a few more designs which look very nice and these homes will be more modern.

The park at the entrance, pickle ball, grass and picnic area will also begin this summer.

Bob Sullivan - is there another developer now working with John?

Jeff Scadden – No, we have contracted with another builder to run day to day operations, but I am also there daily and going through items to ensure a smooth process.

Mark Rowland – Where will parking will be located for the park area?

Jeff Scadden - The plan is to have a parking area which will also include parking for the Sidewinder trail. The pickle ball courts will be for the use of homeowners and their guests only and will not have lights installed.

Mike Walter - Will there be signage indicating that and that it is private?

Jeff Scadden - yes we can install signs.

Mike Walter – Asks where the new road off the North Ogden divide will be connecting.

Jeff Scadden - Weber County has indicated they will be starting the roadway this year.

Mike Walter - Asks about contractors accessing Mountainside phase for construction purposes.

Jeff Scadden - More than likely this will be accessible through Snowflake road, the goal for us is to minimize construction headaches for current owners, we are looking at different options to accomplish this.

Bob Sullivan – Can you confirm that the new road will go straight between the fairways and Bridges?

Jeff Scadden – That is correct then it will curve to the west towards River Road.

John Mason - when exactly will the park be completed?

Jeff Scadden - I don't have a specific date but am hopeful by the end of summer weather permitting. One of the deals we've made with Wolfcreek Water & Sewer was to limit the grass on home sites in order to use some of that saved water for grass at the park.

Ryan Russell, asks if the county has rules on construction start times.

Jeff Scadden - 7am, I do have conversations with the contractors to be courteous to the neighbors.

Jim Moore - asks how will access to pickle ball courts will be handled when the surrounding trails are public?

Jeff Scadden – There will be signage.

There will also be a trail that runs by there and will connect to the Watt's development, I have not seen this plan, but it will be connected. There is a possibility it could be paved but not confirmed, the idea was to make it over to the resort area walking or by golfcart without using the main highway.

Bob Sullivan - we need signs put immediately, we could be liable for injuries on the pickle ball courts.

Jim Moore - I have also heard its quite a noisy sport which is a concern to me.

Jeff Scadden - The signs would include hours.

Mike Walker – asks who is responsible for snow removal to the mailboxes?

Jeff Scadden - typically the HOA maintains, but this is a county road and they tend to push a berm in front of them.

Kyler – responds that the HOA has done it multiple times last winter and this winter.

Brandi Lierd –contact Peak2Peak and we can get someone over there.

Mark Rowland - Asks when will the clubhouse begin?

Jeff Scadden - I don't have that answer because of the water. I would like to see it in the next couple of years, but things are always changing.

Ryley - what is worst case on the clubhouse completion?

Jeff Scadden - I don't have the water and not sure when we will get it, we don't have a timeline.

Bob Sullivan - any issues with short term rentals?

Brandi - We haven't seen a lot because of the new county ordinances.

Financials – Brandi Lierd

Reinvestment fee brought in 2 sales and taxes came in less than expected. We included a miscellaneous fund for replacement of trees and bushes, Irrigation came over budget for July/Aug more than likely due to new landscaping.

Reviews Balance sheet

Next year I will do a reserve analysis, we put 50K into a CD which will mature in May, the balance of Reserve account is \$68,000. At the end of the year all homeowners were current with HOA dues.

Reviews Budget

I included an estimate of 6 homes being completed which will add to income, also included is landscaping maintenance for newly constructed homes. I suggest that a system is put in place for tree and plant replacement, this would be an interm board task. Also if one of the 2 homeowners interested would like to help oversee financials.

Ken Scholler – what is included in the management fees?

Brandi – Accounting, Salaries, Work order system, HOA emergency line.

Bob Sullivan – Ask what the coverage amount on the insurance?

Mick Lierd - Explains that it is \$2,000,000.

Jeff Scadden - The issue with planting is a combination that winters are tough and the wildlife are here naturally because of the development location.

Kyler Lewis – The majority of plant replacements were from several homeowner's requests, they were from the heavy winter we had last year. The hope is this year it will be very minimal compared to last year.

Jim Moore – is it the homeowners or HOA responsibility to monitor plant and tree health?

Jeff - I think the landscapers try their best to get to everything, if you see something just send a request to the HOA.

Kyler - We can also talk to Pack Attack and get their opinion on fencing trees to protect from deer and propose it to the temporary board.

Maintenance report – Kyler Lewis

Ken Shoeller – Has concern with chimney's stone on the exterior that been issue of them falling off.

Kyler Lewis - the HOA does not handle anything on exteriors of homes.

Brandi Lierd - if it is out of the builder's warranty it would be up to the homeowner to repair.

John Mason - I have had some stone fall off, I have looked at mine compared to what is constructed now and believe it was a construction issue.

Jeff Scadden - there are inspections during construction, it is something we continue to monitor.

Interm Board

Ken Schoeller – Interested in the Interm board asks Brandi how to proceed.

Brandi Lierd - we will send something out to the community, I think it will still be up to John to choose as it is still under developer control.

Closing Remarks – Brandi Lierd

Meeting Adjourned 6:35pm

Respectfully,

Colette Mcquown
Peak2Peak Management