

# **Bridges 2023 Annual Meeting**

## **March 2<sup>nd</sup>, 2023 5:30pm via Zoom**

**Those in attendance:** John Lewis, Jeff Scadden, Stan & Kathy Smith, Sherie Frehner, Andrew Marbach, Bob Sullivan, Ken Schoeller, Mark Rowland, Ryley, Don, Ryan Russell, Judy

*Peak 2 Peak Management Company:* Brandi Lierd, Mick Lierd, Kyler Lewis, Dylan Lierd

### **Financial Report:**

Brandi Lierd gives Financial Report for 2022. Overall, we stayed at or under budget for expenses with about 35-percent of HOA dues going into reserves. Accounts receivable is doing well with many owners prepaying.

2023 Budget increase is due to more homes becoming part of the HOA as construction is finished. Owner discusses putting some money into a money market or high interest savings account. Peak 2 Peak will look into what account can be opened to collect additional money from HOA.

### **Reinvestment Fee:**

Majority of HOAs in the area are increasing reinvestment fee to .5 percent of sales price to go into operating account. Bridges HOA will now do the same and will take effect January 1- 2023. This is for resales only and not new construction homes.

### **Development & Water Moratorium Update:**

John Lewis discusses water moratorium that has been in effect for the past few years. Moratorium has now been lifted for the Bridges due to John acquiring water shares from other parts of Eden and bringing the water up to the area to be treated by Wolf Creek Water & Sewer. This will now allow him to continue building more homes. This is the case for culinary and secondary water. This will allow for landscaping to be finished for homes that are waiting for it.

Construction trailer will be moved this year and Bridges will now be able to build the park where the construction trailer sits.

### **Construction Update:**

Jeff Scadden apologizes for construction traffic and hopes as winter ends this will get better. Lot 233 is nearly finished in Parkside phase 2B and lots 232 and 231 will be a couple months afterwards. Homes will continue to be built starting this spring. Howe Dr. will be paved as soon as weather permits. Goal is to start building cabins and more homes in Mountainside phase 2, Parkside phase 2B and Parkside phase 3.

### **Owner questions:**

Owners want to know what will be paved this year. John says phase 3 Parkside, Mountainside phase 2, and phase 1 of cabins. Road connecting Bridges to the Divide is TBD.

- Pickleball court in the park?

John says that is still the plan but is open to suggestions from the owners. We have equipment for the court but if owners want to email management or John suggestions it will be welcomed.

- Owners have questions regarding incorporation and how they should respond to notices from the state.

John feels the tax bases for annexation will be too expensive. The feasibility of local control having to pay for snow removal, road maintenance, etc. is just not there. To pay for all this would raise taxes considerably.

- When can HOA owners get involved with HOA? Can we have more than one HOA meeting a year?

John and Peak 2 Peak welcome input from homeowners and owners are welcome to get more involved. Peak 2 Peak every statement will include a construction update, when available, and general Peak 2 Peak community updates on each statement.

- In person meetings instead of zoom HOA meetings?

Next meeting can be Zoom and in person.

**Closing Remarks**

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

**Meeting adjourned:** 6:29pm

Respectfully,

Dylan Lierd

Peak 2 Peak Management Co.