

**The Bridges**  
**2025 Annual Meeting**  
Feb 4, 2025 - 5:30pm  
Zoom Virtual Meeting

**Those Present on Call:**

Lewis Homes  
Jeff Scadden  
John Lewis

Peak2Peak Management

Brandi Lierd, Mick Lierd, Dylan Lierd, Kyler Lewis, Colette McQuown

Homeowners

Ken Schoeller, Mike Walter, Mark & Lisa Rowland, Jim North, Sherrie Frehner, Bob Sullivan, Ellen Bauersfeld Marbach, Robin Wade, Eric Burney, Meaghan Connell, Stan Smith, Neil Robertson, Chris & Dana Boratenski, Daniel Cooper

**Welcome** – Jeff Scadden

Development update: Currently we are looking at different options to access areas to keep construction vehicles down from entering as they have that is a nuisance with mud and noise, we are also scheduling sweepers to come in as needed.

We are in the final phases for the park at the entrance which will be completed this summer and include a bowery with tables, bbq's and a grassy area, we are not going to include a pickle ball court per the concerns of current homeowners.

We are also working on solutions as using the lower access road causes a lot of dust even when having a water truck daily.

Asked why roads were not completed before construction began in the community

John – Weber County must provide approval first. Then updates Fairways Drive will be completed this summer which will provide alternative access to the Bridges Community

Why are you changing the zoning?

John – There is 4 to 5 different zones and each one of them has different P.R.U.D approval, Weber County has asked to have them all under one zone which will mirror what has been previously approved.

Encourages homeowners to reach out directly to Weber County Planning Dept at 801-399-8374 for specific questions.

The Community is zoned for Short Term Rentals (STR) which will continue and will include all new homes that are constructed.

Question if there is a minimum night stay within the CC&R's?

John – Not currently but can be updated (homeowners would have to vote)

Update on Clubhouse and commercial in Wolf Creek area?

John – Clubhouse and Pool are hoping to get going this summer, we have been waiting on infrastructure.

Asked if access can be given to homeowners for pool access in other communities

John – No, I can't grant access to another HOA's facilities. The facilities belong to the homeowners in that HOA and they pay to maintain the facilities.

The commercial developments in the resort area are on hold until the water is approved.

### **Financials – Brandi Lierd**

#### Review of Budget vs Actual for 2024 and the Balance Sheet

Association Dues Income – Additional revenue due to 2-3 more homes completed than budgeted for.

Reinvestment Fee brought in \$13,387.50 due to 2-3 home and lot resales.

Landscaping - over budget due to additional mowing, weeding, fertilizing and pruning and going into October. Replacement of bushes/trees and more sprinkler repairs than anticipated.

Reserve cash account is now approx. \$36,748 and the CD we opened at Zions now has \$53,615. There was approximately \$1,550 earned in interest income.

At the end of the year all homeowners were current with HOA dues, Thank you!

### **Review of 2025 Budget**

Income is based on 9 additional homes being completed.

Expenses were taken from 2024 actuals and estimated increases per previous years.

Wolf Creek Water & Sewer announced an increase in their water and sewer rates.

Monthly rate increases will be \$5/home for irrigation, \$7/home for culinary water and \$5/home for sewer.

Landscaping adjusted per number of new homes.

Management fees increased based on 9 additional homes being completed.

No increase in HOA dues in 2025.

**Maintenance report** – Kyler Lewis

Most items on my list have been discussed regarding landscaping. This coming year should be easier on the number of replacements as the previous 2 years were extremely hard with the tough winters.

**Homeowner Forum:**

Homeowner asked what is the plan for replacement of bushes and suggests more tolerant grasses. This will be reviewed, since tolerant grasses make more sense and will require less pruning.

Homeowner asked why homeowners have shared sprinkler timers.  
Jeff – This is required by Wolf Creek Water & Sewer

**Closing Remarks** – Jeff Scadden

One more note, maintenance on the bridge going into the community will also take place during summer.

**Meeting Adjourned** 6:58pm

Respectfully,

Colette Mcquown  
Peak2Peak Management