

**MINUTES, Black Rock Ridge Master Homeowners Association
Board of Trustees Board Meeting**

March 3, 2026 5:30 pm MST, Conducted via Zoom

Members present:

- Ann Deutschlander
- Linda Millican
- Cynthia Weisinger
- Sandy Cohn

Absent: David Jackson

OPEN SESSION

1. President Confirmed Quorum
2. Board approved minutes from Feb 3 2026 mtg
3. HOA Manager Report
 - Elite Work working on clean up of mud that's washes from cell tower easement onto sidewalk and street. Ann has pursued many avenues trying to determine the entity responsible for the easement. Still working on that.
 - Pest Control – vendor has been able to start early this year due to lack of snow on ground
 - Parking issues – minimal concerns this holiday season.
4. Vice President Report - nothing additional
5. Treasurer Report
 - Bank Balances – checking acct balance is sufficient to cover bills, reserves being added to acct monthly in accordance w budget
 - Tax return – needs to be posted on Buildium, also receipt for property taxes paid
6. Secretary Report – nothing additional
7. Members at Large Reports – nothing additional
8. Old Business
 - Monthly financials in portal
 - Design Review Documents on Portal

- Dog Fees due 2/28/2026
 - Condos: 46 paid, 1 delinquent
 - Townhouse: 47 paid, 1 outstanding due to timing
 - Board discussed proposal to purchase “dogs must be on leash” signs but decided the cost was greater than the benefit. Option for condos to post on msg boards in stacked flats.
- Reserve Study Preparation
 - Contract signed with Complex Solutions
 - Questions from Vendor
 - Identify components and schedule property walk
- Brown’s Canyon Update
 - Lost Creek Proposal denied by Lt. Governor
 - New Proposal by Ivory Homes, Summit County Council and Eastern Summit Planning Commission (attached email addresses)
 - HB Bill 510. Rep. Tiara Auxlier (tauxier@le.utah.gov)
 - Senator Ron Winterton and new Bill 457. (rwinterton@le.utah.gov)

9. New Business

- Landscape Projects to consider
 - Rocking parking strip areas
 - Mulching parking strip areas

10. Owner Comments – none

11, Summarize Meeting Decisions (Open Session)

- Bd approved minutes from Feb 2026 mtg

12. Upcoming Meetings

- *MHOA Quarterly Newsletter
- *MHOA Board Meeting-Tuesday April 7, 2026. 5:30 pm
- * Partner Review with Jim. April date/time TBD
- *MHOA Board Meeting -Tuesday, May 5, 2026 5:30 pm

13. Closed Session

- Fines (late fees and violations) discussed two units with repeated parking violations.