

Special BHHOA Meeting 20250613

- Minutes from a meeting called by the Bridge Hollow Board of Directors
 - Summit County Council Chambers
 - 7:00 pm
- Topics
 - Set up agreeable terms with Wanship Water regarding their water project
 - Gate repair plans
 - Discuss the process for initiating negotiations with Surrey Ridge regarding access through Bridge Hollow.
- Tracy opened the meeting
 - This is a special meeting only. We will not follow the regular annual meeting process
 - The signup sheet has been passed around. Please sign
 - Introductions. Each attendee was asked to introduce themselves.
- Wanship water project
 - As part of a Wanship Water plan to build a new tank and they will be replacing their current water line with a new 3" line from springs that are within Bridge Hollow boundaries. TJ Bates attempted to display his plan on monitors in the council chambers but was unable to. A hard copy of the plans was temporarily distributed, so we requested a soft copy for our reference.
 - Should they create their route for the line or place the new line with the Bridge Hollow line in the same easement?
 - Tracy discouraged this because it could confuse, between lines for Bridge Hollow and Wanship Water.
 - BHHOA needs to see the plan from Wanship Water then present it to the BH Water Board for a decision.
 - Wanship Water will need to negotiate with Mark Folker for a driveway remediation plan, since they will use his driveway for construction access.
 - The Bridge Hollow gate and roads will also be impacted, and an agreement will be needed to determine remediation plans for those as a result of construction.
 - A survey of roads and the gate will be needed prior start of construction.
 - TJ noted that the plans are currently with the county for review.

- It is not known when the project will start. Potentially next year.
- The new line will not follow the current route. They will use a new route as per the discussion about using the same easement as the BH water line.
- A conditional use permit is being applied for.
 - Wanship Water will look for a route that will disturb BH members' property the least.
- TJ proposed an idea to use our line from PH1. That may have some merit and will be explored.
- The Bridge Hollow HOA Board will create a committee to consider aspects of the project and present these to the HOA board in order to develop an appropriate agreement with Wanship Water. The agreement document will ultimately be crafted by the BHHOA legal counsel.
 - **The Bridge Hollow HOA Board is opening invitations to HOA members to serve on this committee.**
 - **If you are interested in serving on this committee, please email a board member with your desire to serve.**
- Gate Damage
 - In regard to damage to the gate, the party causing the damage admitted their fault, a police report was created at the time of the damage, and estimates for replacement have been requested and have now been received.
 - No fabricator will do only one gate. Both gates will need to be replaced.
 - Quote from fabricator
 - \$12K for replacing both gates as they were.
 - HOA will work with the damaging party for replacement.
 - If we want something different, then it will be an additional cost.
 - Additional details to consider:
 - Tracy
 - The motors are 30 years old, but still working. For how long? Maybe another 30 years. The age of the motors and operators should be considered.
 - Dwayne
 - The damager should be responsible for the entire cost of replacement.
 - Bridget

- We should consider replacing the motors and operators since they are so old.
- Mike
 - The operators were not really working well anyway.
- Barb
 - Calls from the keypad are not working as expected. Getting a call from Mexican Hat??
 - Not related to gate damage, however.
- Dave
 - Use materials that don't need a lot of maintenance for the new gates.
- Tracy
 - The HOA Board will create a committee to propose to determine the details of the gate replacement and submit a proposal to the BHHOA Board for finalization with legal counsel.
 - **The Bridge Hollow HOA Board is opening invitations to HOA members to serve on this committee.**
 - **If you are interested in serving on this committee, please email a board member with your desire to serve.**
- Issues related to Surrey Ridge construction
 - Bridge Hollow HOA has agreements with the Tebbs family / Surrey Ridge from 1994 and 1997. The 1997 agreement is recorded with Summit County.
 - Aspects of the agreements have not been enforced for several years. There may be a statute of limitations for 6 years.
 - Things have changed a lot since the agreement:
 - 1. Garbage repository and collection.
 - 2. Roads
 - A great deal of damage is being imposed on Bridge Hollow Drive.
 - Tracy will meet Craig Trotier and Joe Stanley next week to assess current damage.
 - 3. Maintenance
 - Is snow removal part of maintenance? Definitions needed.

- The HOA Board will create a committee to propose to determine the details of the operational agreement between Bridge Hollow HOA and Surrey Ridge and submit a proposal to the BHHOA Board for finalization with legal counsel.
- **The Bridge Hollow HOA Board is opening invitations to HOA members to serve on this committee.**
- **If you are interested in serving on this committee, please email a board member with your desire to serve.**
- There is a complication for negotiations for the agreement:
 - Surrey Ridge also owns DH1 within the Bridge Hollow subdivision.
 - This makes them privy to both sides of the negotiation.
- Further related discussion:
 - They are developing an easement.
 - What they do with that property is up to Summit County
 - They have water. They have a well.
 - What are their intentions?
 - Surrey Ridge is not a recorded development with the county.
 - Dwayne
 - What happened to the 1998 agreement for Surrey Ridge to pay a percentage of the use of roads?
 - They initially paid something, but then quit paying for many years.
 - Tracy: There was a disagreement over whether snow removal and maintenance were the same thing. Never resolved.
 - There is a statute of limitations is about 6 years for the enforcement of agreement details.
 - The committee will need to determine what the compensation would be for the last 6 years, at least. We would be right to ask for all years of compensation.
 - Why don't they, as good neighbors, pay for the 30 years?
 - Tebbs are hard people to get along with.
 - They have more lawyers and money than we do.
 - Bridget

- Negotiations should be done with lawyers.
- If they want to change zoning, they would need to submit a zone change to the planning commission.
- Tracy: Committee to present requests to our lawyer.
- We want to preserve the open space and community that we have.
- What is their real intent???
- They have the right to access their property.
- The current zoning is no more than 15 lots.
- Tracy agrees that committees to work with attorneys.
- Barb
 - Historically, there has been no honesty when working with Tebbs. They only understand with a lawyer threatens them.
- Tracy
 - The committee will present to the HOA board, which will then present to HOA board then to our lawyer.
- Barb
 - I have filed suit against Bonneville Builders (Surrey Ridge) because they don't have an easement between Barb and Dave's property.
 - The committee needs to work with all of HOA in protecting all of Bridge Hollow.
- Randy
 - What about them getting electrical?
 - If current lines don't meet needs, then they'll need new lines.
- Bridget: They are zoned for AG 80 or AG 110
 - Based on water rights
 - Nothing has been approved yet to build any homes
 - Based on zoning, 12 to 15 lots maximum.
 - There may be water rights issues.

Attendee	Reference
Randy Lowman	BH29
Tina McCluskey	BH8
Tracy Otterness	BH3
Nancy Watkins	BH22
Carleton Watkins	BH22
Scott Ward	BH26
Pat McCluskey	BH2
Susan McCluskey	BH2
Bridget Hayes	BH33
Mike Rasmussen	BH13
Barb William	BH9
Ben Behumin	BH9
David Bell	BH10
Carma Bell	BH10
Robert Berntsen	BH27
Duane Fluckiger	DH4
Carol Fluckiger	DH4
Kurt Batt	BH31
Jerry Sharpe	BH17
Rich Mularski	BH20
Mila Mularski	BH20
TJ Bates	Wanship Water
Bob Young	Wanship Water
Engineer 1	Wanship Water
Engineer 2	Wanship Water
Gregg Mower [sp]	DH1 (proxy) / Surrey Ridge
Unknown guest	DH1 (proxy) / Surrey Ridge