

Bridge Hollow HOA Special Meeting  
4 September 2025, 7 pm  
Summit County Courthouse Council Chambers

Attendee list distributed and collected by Nancy Watkins  
Submit Proxies to Carleton Watkins

Call to order: Tracy Otterness

- This is a special meeting only. We will not report on committees.
  - Overview of the situation:
    - When SR (Surrey Ridge) came into Bridge Hollow to build an access road to their property, they created a lot of road damage on Bridge Hollow Dr and parts of Spring Hill Dr.
    - Tracy worked with SR and came to an agreement that SR would pay for the road damage they had caused.
    - Surrey Ridge sent the terms of the agreement to Tracy, which Tracy thought were odd. SR would pay, but without responsibility for past obligations. Our lawyer instructed us not to sign that agreement.
    - Partial payment for the road damage was sent by SR directly to Granite Paving. That left a balance of \$50K still to pay. This will require an assessment charged to the BHHOA community to pay.
      - **It's proposed that an assessment of \$1250.00 be charged per lot for paving.**
    - It's proposed that we sue Surrey Ridge for road damages, for past obligations, and an agreement to pay for road maintenance (including snow removal) going forward.
      - **It's proposed that an assessment of \$750.00 for lawsuit fees be charged per lot.**
    - During construction, a dump truck driver working for SR hit and damaged the subdivision entrance gate.
      - At first, we received information that we would not be paid for the gate. However, recently, a check for the damages was received from SR.
    - Also, during SR's access road construction on Bridge Hollow Dr, SR also approached Barb Williams, attempting to claim access to SR property along her property line. Barb has since sued SR to keep them off her property. This affects the Bridge

Hollow community, and it was proposed that we help pay legal fees for her lawsuit.

- **It's proposed that an assessment of \$375.00 be charged per lot to help Barb with her lawsuit against SR.**

- Tracy opened the attendees for comments:

Scott Ward

- He spoke about how great the HOA is and how people donate a lot of time to the community.
- On the 5th of May, SR started construction on Bridge Hollow Dr, for which they assume they have access rights.
- Summit County was alerted to possible trespassing by the SR construction crews to build an access road to their property. Summit County informed individuals in the Bridge Community that this was a civil matter and would not take action.
- SR to Scott has been respectful, but there are things to work out.

Barb Williams

- I didn't want SR to take over North Ridge like they did Bridge Hollow Dr.
- SR says they have an easement, but nothing legal is recorded.
- SR gave Barb a note that they were going to do the same thing they did with Bridge Hollow Dr.
- SR claims an easement, but she can show that they don't have an easement and followed through with a lawsuit.

Cory Olsen

- SR believes they have easements on NR and BH

Thad Petersen

- Are these easements recorded?
  - Tracy: It's not that simple. Agreements recorded, but no easements recorded.

Kitty Berry

- Have they said that they think they have an easement?

Jim McIntosh

- Why is SR not paying the additional \$50K for road damages?
  - Tracy: One condition of the SR letter was that they would be free and clear without obligation to pay past obligations nor for the future. We don't agree with that.

Nancy Watkins

- How much should SR pay for past obligations?

- Tracy: An invoice for past obligations has been sent to SR for \$153K. Which is what we have indicated they owe us.

Tracy

- SR hasn't accepted the fees indicated. One item of contention is that SR doesn't feel they have an obligation to pay for snow removal.

Erika Powers

- How much?

- Tracy: Provisions for attorneys' fees and past fees.

- Scott: \$30K to pay the lawyer to start the lawsuit.

Potential of 300K to 500K over 3 years. Maybe less, we may be able to settle.

Barb Williams

- If we don't do something, they can do whatever they want without paying for it. We need to get on it. If we don't, then bulldozers will show up.
  - Tracy: If we'd done this 30 years ago, we wouldn't have to do this now.

Debra Cook

- Will the attorney work for a percentage?
  - Tracy: No
- Have we sent an invoice for past fees? What about past bills?
- Tracy / Scott: We have a lot of bills that were not paid for a long list of excuses. They were billed, but some years they were not billed. We've indicated to SR what needs to be paid.
- Tracy: This information was available to those who signed the NDA with the BH15. All HOA members were sent the invitation to sign the NDA. You, along with all other HOA members, had the opportunity to sign the NDA. The committee has rehashed and reviewed all the documents, and from that, we have come up with the terms and docs.

Debra Cook

- How did they get the permit to create the road if they didn't have a legal easement?
- Tracy: There were police on site. Legal for BH15 made summary writings. Again, this was available via the NDA.
- Scott: They did get a permit, but it's debatable if they have a legal easement.

Kitty Berry

- The County said this is a civil matter. Plat says “future development”. No docs indicate an easement. The county only cares about selling a permit.
- They told the county engineer that they were only putting in an access for their property.
- Tracy: Do we have a motion for the following proposals:
  - **It’s proposed that an assessment of \$1250.00 be charged per lot for paving. (Paid to Granite Paving)**
  - **It’s proposed that an assessment of \$750.00 for lawsuit fees be charged per lot. (Paid to Fabian and Vancott)**
  - **It’s proposed that an assessment of \$375.00 be charged per lot to help Barb Williams with her lawsuit against SR.**
  - Jim McIntosh motioned to support the proposals.
  - Nancy Watkins seconded the motion.
  - Debra Cook
    - What do we do in the case of a hardship to pay?
    - Tracy: Provide the treasurer with a proposed payment plan, and the board will try to work with you to find a plan acceptable to all parties.
- **Voting Results: proposals approved**  
**30 for**  
**4 against**
- Tracy: The annual meeting will be held during the first part of November  
 Meeting adjourned.

Attendees list:

Attendee	Lot Number
Carleton & Nancy Watkins	BH22
Barb Williams	BH9
Kathleen Jasenovic	BH18
Scott Ward	BH26
Bridget Hayes	BH33
Chris Wilde	BH34
Dusty & Erika Powers	BH4
David Powell (Deyhle)	DH5,DH6
Mark Folker	BH1
Bruce & Ronda Sperry	BH32
Craig Trottier	DH1
Cory & Karis Olsen	BH30
Rich Mularski	BH20
Robert Bernsten	BH31

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Bridget Hayes	BH33
Jim McIntosh	BH25
Susan McCluskey	BH2
Thad Peterson	DH3
Rancy Lowman	BH29
Tracy Otterness	BH3
Curt & Dar Batt	BH31
Kitty Berry	BH19
Jim & Debra Flynn	BH5
Tim & Kristie Cocrane (phone)	BH24