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## RECORD OF PROCEEDINGS

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### Minutes of the Annual Member Meeting Brightwater Club Property Owners Association January 5, 2019

The Annual Meeting of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado was held on January 5, 2019 at 4:00 p.m., at Creekside Clubhouse & Grill 530 Cotton Ranch Drive, Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present:

- Donald Janklow
- Inga Causey
- Michael Schneider

The following Director was absent and excused:

- Renzo Renzi
- Brian Kueker

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting
- Members in attendance are listed at the end of these minutes

**Call To  
Order**

Director Janklow called the meeting to order and thanked the Members in attendance for their participation. All participants were recognized and Mr. Weaver confirmed that a quorum was present as GCH had provided their proxy for the meeting.

**Education**

Mr. Weaver reviewed the CCIOA requirements and provided education to the Members on the POA responsibilities and the owner's rights and responsibilities. It was noted the Association documents are available on the Association website at [www.BrightwaterClubPOA.org](http://www.BrightwaterClubPOA.org).

**Minutes**

Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the minutes of the January 6, 2018 Annual Member meeting as presented.

**Election**

Mr. Weaver explained that the seats for Directors Renzi and Kueker are up for election and both Directors have expressed interest in re-running. The floor was opened to additional nominations, but with no nominations received from the floor, the nomination process was closed. With two candidates for two positions, upon a motion duly made and seconded it was unanimously

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**RESOLVED** to appoint Renzo Renzi and Brian Kueker for 3-year terms via acclimation.

At the November 16, 2018 Directors Meeting, based on split survey results, the Directors determined it would be best to ask the members to vote for renewal or termination the Castoff Cabin Lease for 2019 at this annual meeting. The Directors discussed the operational costs of the lease and it was determined that if the lease was not renewed, those assessment funds will be applied towards the Reserve Fund balance.

A vote was taken by secret ballot, with one vote per property. The final election results were in line with the November survey question results with seven votes Yes and nine votes No. Mr. Weaver directed Ms. Clarke to send Director Renzi written notice that the lease would not be renewed for 2019.

**Operations** Director Renzi was unavailable, but Mr. Weaver stated that Mr. Renzi had asked that he share that his firm is in discussion with several serious buyers, but there are no contracts in development yet.

Mr. Weaver gave an update on the following operations for the year: The Design Review Board fees will likely need to increase for projects in 2019. This will be finalized at the February Director meeting. A report of lots owned by the POA, as well as recently sold lots and currently listed lots was included in the meeting packet. Due to several factors including taxes owed and several lots listed, the POA is not going to actively market their lots.

The landscaping contract with Shades of Green is under review for revisions that should be made before the summer. Mr. Gilbreath requested that the cottonwoods and trees at intersections receive a trim at the next opportunity. Funds to install additional trees around the property as well as barrels with annual flowers at the North Gate have been budgeted.

A public safety sub-committee was formed at the November Board meeting. Members of the POA are invited to participate on the sub-committee. The security technician is preparing proposals to consolidate the existing three security systems into one upgraded system. He will also price out additional cameras and make recommendations on the angle settings of the existing cameras. The members discussed several recent events of gate arm damage. Cans of cinders will be added at the gates to improve traction. The management thanked Scott Green for repairing the gate arms during bitter temperatures.

Mr. Godfry actively works with the Mullens to remove cattle from the property.

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The roads are on shifting soil. Annual crack sealing has helped extend the life of the road by several old patches are now in need of repair. Funds to repair these asphalt patches have been budgeted for 2019.

#### **2019 Budget & Financial Report**

The October 31, 2018 financial statement was presented by Mr. Weaver along with the 2019 adopted budget. The Reserve Fund is in a reasonable position, but \$1.5 million will be required for the road overlay project. The total amount needed for the overlay was projected during the professional reserve study. Dues will remain at \$325 per quarter, and the POA is again offering the 25% discount to property owners who pay their full 2019 dues by January 31, 2019. The funds shown as being budgeted for the castoff cabin lease will be removed and instead transferred to the Reserve fund.

#### **Member Input**

Several members asked questions and provided input throughout the meeting. Mr. Parker requested an update on ground squirrels. Based on feedback from several nearby developments on owners in attendance at the Board meeting, Mr. Weaver reported that extensive development was the ultimate solution. Removing the current population will certainly result in a new population taking their place. Poisoning has several undesirable side-effects and will not be pursued.

**Adjournment** There being no further business to come before the Members, by motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Annual Member Meeting of the Brightwater Club Property Owners Association this 5th day of January 2019.

Respectfully submitted,

Anne Clarke  
Secretary for the Meeting

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Property Owners & Representatives in Attendance:

- Scott Green 220 Hearthstone
- Rick & Kim Berggren 131 Lanterns Way
- Doug & Patty Parker 64 Lasso
- Bruce & Carolyn Godfrey 441 Bucktail
- Lynn Janklow 152, 184, 222 Cutbow
- Carrie & Greg Mullen 23 Tallgrass
- Maury & Lana Keller 18 Herons Way
- Donna & Brent Gilbreath 248 Hearthstone
- Janice & Joe Spencer 281 Foxprowl
- Kirk French 74 Herons Way

Property Owners Attending by Telephone:

- Steve Suggs, Trustee 159 Tallgrass

Property Represented by Proxy:

- Gypsum Creek Holdings 117 Properties
- Gypsum Valley Investments, LLC 47 Properties
- Vail Valley Design, LLC 5 Properties
- BWC Partners 5 Properties
- James Higgins 175 Herons Way
- Jose Armario 325 Tallgrass
- Garrett Smith 159 Bucktail
- Lariat Holdings 3 Properties