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## RECORD OF PROCEEDINGS

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### **Minutes of the Meeting of the Board of Directors of Brightwater Club Properties Owners Association September 20, 2019**

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on September 20, 2019 at 10:00 a.m., at the offices of Marchetti & Weaver, LLC, 28 Second Street, Suite 213, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- Don Janklow
- Michael Schneider
- Inga Causey
- Renzo Renzi (by telephone)
- Brian Kueker (by telephone)

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Diane Kovalik, Marchetti & Weaver, LLC
- Scott Green, homeowner, Shades of Green Landscaping
- Bruce Godfrey, homeowner
- Kim Berggren, homeowner (by telephone)
- Janice Spencer, homeowner (by telephone)
- Dominic DeMaria, homeowner (by telephone)

**Call To  
Order**

The Meeting of the Board of Directors of Brightwater Club Property Owners Association was called to order by Don Janklow, noting a quorum was present.

**Agenda**

No changes were made to the agenda.

**Minutes**

The Board reviewed the minutes of the May 17, 2019 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 17, 2019 meeting minutes as presented.

**GCH Update** Director Renzi reported GCH was addressing the tumbleweed and ditch water flow issues raised by the homeowners and agricultural neighbors. He also stated that they continue to field due diligence calls from prospective purchasers of the project.

**Owner Input** Director Janklow requested GCH address pond scum issues at pond #2 and #4 and suggested running fresh water through the ponds. Kim Berggren expressed concern about the water level in the “skating pond” near the clubhouse. Bruce Godfrey suggested GCH burn and clean the ditches of vegetation and weeds to help with water flow.

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Director Renzo stated GCH's first priority was to address the ditch water flow issues to satisfy the agriculture neighbors and the Town of Gypsum and then would look into addressing the pond scum and water level issues at the ponds.

**Landscaping** Mr. Weaver stated Shades of Green is currently mowing the tumbleweeds and should be finished within the week. The landscaping budget for 2020 will include a contracted flower person to tend to the flower beds at the main entrance who will work directly for Scott Green inside of his contract with the Association. Janice Spencer requested a few bushes with color or a perennial flowering bushes at the round-a-bout, after discussion the Board directed Mr. Green to provide pricing for the project. Bruce Godfrey suggested the exact area of concentrated tumbleweeds be recorded this fall to target the areas with additional spraying next spring. Mr. Green stated he would finalize the 2020 landscaping budget for the next Board meeting and is preparing to add bushes to the round-a-bout and extra spraying for tumbleweeds next spring.

**Security** Mr. Weaver stated Edwards Electronics is continuing to upgrade the system at the north and south gates. Unrelated to the upgrade, Century link has been unable to provide a dial tone at the south gate and is now having issues providing internet to the site. Once the system is up and running, new pin codes will be assigned to the homeowners.

**Community Liaison** Mr. Weaver explained that Wendy Miller from Down Valley HOA Services needed to resign at the end of July due to a family member's health issues. Michael Schneider has been retained as the Brightwater Community Liaison and has started service as of Aug 1. An announcement has been sent to the community with Mr. Schneider's contact information and assigned responsibilities.

**Design Review** Two homes are finishing construction, one home is in the final design approval process and will start construction soon. No additional applications have been submitted.

**Financial Matters** Mr. Weaver presented the August 31, 2019 financial statements and preliminary 2020 budget. Dues collections are on track due to the offering of the prepaid dues discount and dues are budgeted to remain the same for 2020. Two of the POA owned lots have been transferred thru treasurer's deed sale and are now privately owned, creating a new dues paying owner as originally intended by the Association. Snowplowing is over budget due to the heavy snow year and a 5% increase for landscaping is proposed for 2020. Road crack filing and settling is budgeted and replacement of the gate controllers as the main gate is being explored for 2020.

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**Brightwater Club POA September 20, 2019 Meeting Minutes**

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**Accounts**

**Receivable**    The Board reviewed the outstanding accounts receivable list. No action was taken.

**Accounts**

**Payable**        The Board reviewed the accounts payable list. By motion duly made and seconded it was unanimously

**RESOLVED** to ratify and approve the accounts payable list as presented.

**Adjournment** By motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Meeting of the Brightwater Club Property Owners Association Board of Directors this 20th day of September 2019 at 11:15 a.m.

Respectfully submitted,



Secretary for the Meeting