
RECORD OF PROCEEDINGS

Minutes of the Annual Member Meeting Brightwater Club Property Owners Association January 6, 2018

The Annual Meeting of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado was held on January 6, 2018 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
- Renzo Renzi (By Telephone)

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.

Minutes

Upon motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the January 7, 2017 Annual Member meeting as presented.

Board Member

Election

Mr. Weaver explained that the seat for Director Janklow is up for election and he has 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 only one candidate for one position, upon a motion duly made and seconded it was unanimously

RESOLVED to appoint Don Janklow for a 3-year term via acclimation.

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Director Renzi joined the meeting at 4:21 p.m.

Operations Director Renzi updated the group on the sale of the development. His firm is in discussion with several serious buyers, but there are no contracts in development yet. The market is getting better. Members were curious to know if the developer conversations with serious buyers gave any indication as to amenity changes desired by the buyers. Director Renzi said that the buyers had not discussed that with him.

Mr. Weaver gave an update on the following operations for the year: Several aspen trees were planted at the north entrance island that are doing well. The roads were crack-filled again to extend the life of the roads. The POA will likely be able to defer the major overlay capital project because of this annual maintenance. An asphalt patch was installed on Hearthstone because of a ground squirrel sinkhole issue. The settling in the drainage ditch on Foxprowl was repaired this Fall. The lake aerators were repaired by GCH and are all working, with the exception of lake #1. Coordinating with GCH, the cabin concrete walkway was repaired and the deck was re-stained. Bird spikes were added to the cabin and new street signs. A power-washing exterior cleanup at the cabin is scheduled for the Spring.

The replatting of Filing 3 lots is not an option at this time because of past-due property taxes on multiple lots. The POA has made tremendous progress with past-due collections. A big thank you is due to Scott Green and his landscaping company. He has gone above and beyond in his work for the community. Mr. Weaver has negotiated fence repairs with the neighbor ranchers. While the cattle seem to find their way in, they also work their way out. Eventually, the entire fence will need to be replaced. If cattle are causing a serious issue, like damaged property or landscaping, please contact the management company. The POA has recently engaged a compliance enforcement officer to enforce the Rules & Regulations. Snowplow services are engaged again with the same plow company and plow markers were put up in the cul-de-sacs. The street sign project is expected to move into Phase 2 for 2018, so the community will continue to see sign replacements and improvements. Work continues on the street light repairs and the north entrance property sign. This year, the Design Review Board completed the Godfrey residence, but the Meryhew project has not progressed. The POA is again leasing the Cast-Off Cabin from GCH for the summer of 2018. The opening date will be announced later in the year.

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**2018 Budget &
Financial
Report**

The October 31, 2017 financial statement was presented by Mr. Weaver along with the 2018 adopted budget. On the Balance sheet, cash increased \$131,000 over the prior year, partly driven by an accounts receivable reduction of \$152,000. The Reserve Fund is in a reasonable position, but \$1.5 million will be required for the upcoming road overlay project. Dues will remain at \$325 per quarter, but the POA is again offering the 25% discount to property owners who pay their full 2018 dues by January 31, 2018.

**Member
Input**

Several members asked questions and provided input throughout the meeting. No additional member input was received.

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 6th day of January 2018.

Respectfully submitted,



Anne Clarke
Secretary for the Meeting

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Property Owners & Representatives in Attendance:

- Rick & Kim Berggren 131 Lanterns Way
- Doug & Patty Parker 64 Lasso
- Bruce Godfrey 441 Bucktail
- Lynn Janklow 152, 184, 222 Cutbow
- Maury & Lana Keller 18 Herons Way
- Timm Kluender, Berkshire Hathaway Managing broker

Property Owners Attending by Telephone:

- Fred Ebert 139 Herons Way, 171 Doll Station

Property Represented by Proxy:

- Gypsum Creek Holdings 117 Properties
- Gypsum Valley Investments, LLC 38 Properties
- Vail Valley Design, LLC 5 Properties
- Lia Clarke 2 Properties
- Dominic & Ora DeMaria 2 Properties
- Fred Ebert 2 Properties
- Garrett Smith 159 Bucktail
- West Highlands Trust 73 Lasso
- Kim Berggren 131 Lanterns Way
- Jose Armario 325 Tallgrass