
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Board of Directors of
Brightwater Club Property Owners Association
March 30, 2016**

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on March 30, 2016 at 10:00 a.m., at the offices of Marchetti & Weaver, 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 in attendance:

- Don Janklow (By Telephone)
- Inga Causey
- Michael Schneider
- Renzo Renzi (By Telephone)
- Brian Kueker (By Telephone)

Also in attendance were:

- Kirk French
- Jim Bittner (By Telephone)
- Kim Berggren (By Telephone)
- Jose Armario (By Telephone)
- Joe & Janice Spencer (By Telephone)
- Dan Wolf, Mountain Law Group
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting

**Call To
Order**

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

**Changes to
Agenda**

No changes were presented.

**Meeting
Minutes**

The minutes from the February 19, 2016 Executive Board meeting were reviewed by the Board. By motion duly made and seconded it was unanimously

RESOLVED to approve the minutes from the February 19, 2016 Executive Board meeting with a typographical correction.

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GHC

Updates

Director Renzi reported GCH has engaged a broker to market the asset and created a packet for distribution. GCH plans to recommence watering of the front nine of the golf course as well.

Mr. Armario questioned the limited golf course maintenance plan. Director Renzi explained that the cost escalations of doing more than watering and mowing the course are not practical while they are holding the asset.

Owner Input Mr. Armario requested information on the member survey results. Mr. Weaver indicated the survey was discussed at the annual member meeting in January 2016. Those minutes, including survey results, are posted on the website.

Castoff Cabin

Lease

The Board discussed the Castoff Cabin lease. Mr. Renzo will review the lease with his partnership and respond within one week. The Association needs to address the facility door locks, utilities, fireplace usage, landscaping, janitorial services, and other matters.

Ms. Spencer requested that members have access to the interior of the facility for community group functions. Mr. Bittner echoed Ms. Spencer's interest in community access.

It is contemplated that the Cabin will also be available to members for private use by advanced reservation. Reservations will be secured by a minimal fee intended to cover the additional janitorial services incurred but the event. A reservations calendar and Cabin rules and expectations will be posted on the website.

Director Janklow indicated that the Association will fine tune the rules and expectations as necessary.

By motion duly made and seconded it was unanimously

RESOLVED to approve the Lease agreement subject to final comments and review. Directors Renzo and Kueker abstained from voting.

Gate Codes

Mr. Weaver gave an update on the gates and recent trespassing issues. Always feel free to contact the sheriff with trespassing situations and also then notify Marchetti & Weaver with information including gates used to gain entry and exit, time, car make/model and license plate details for further investigation. Educating the violating vehicle owner or the pin code owner is much more effective than implementing an entire pin code change for the Association.

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Members wanting to receive a code or a temporary event code should contact Ms. Clarke.

Mr. Bittner discussed the expected increase in construction traffic on Bucktail and the access plan for those sub-contractors.

Gypsum Fire Protection District

Mr. Weaver presented an upcoming election ballot issue as requested by the Gypsum Fire Protection District. He described that District's responsibilities and limited resources. The Board discussed the necessity of this ballot issue. Upon motion duly made and seconded it was unanimously

RESOLVED to support Gypsum Protection District Ballot Question A as presented.

Design Review

Mr. Bittner suggested that ambiguities in the Design Review Guidelines be addressed, and noted that the DRB administrator will be assisting with this process.

Sale of Gorebridge

Lots Update The sale proceeds have been received by the Association.

Accounts

Receivable

Mr. Weaver presented a March 23, 2016 summary of the collection status by types of lot owners and reviewed certain delinquencies. Mr. Wolf updated the Board on the status of other accounts in the collections and foreclosure process. Mr. Wolf and Mr. Weaver updated the Directors on Filing 2, Block I, Lots 026, 027, 030, 031, 032, 036, and 037. Upon motion duly made and seconded it was unanimously

RESOLVED to have the deeds transferred or have all dues brought current by Friday, April 8, 2016 or the Board will commence with foreclosure and remove the previously applied credits.

Mr. Wolf recommends one additional letter to the owner of Filing 4, Block G, Lot 011 and Filing 5, Block L, Lot 050 concerning delinquency, then commencing foreclosure at the next meeting.

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Executive Session

At 11:05 a.m., the Board moved to Executive Session to discuss the owner of Filing 2, Block D, Lot 052 Counterclaims filed in response to foreclosure action filed by the Association for unpaid assessments.

The Board emerged from Executive Session at approximately 11:55 a.m.

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 30th day of March, 2016.

Respectfully submitted,

Anne Clarke
Secretary for the Meeting