
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Of the Board of Directors of Brightwater Club Property Owners Association April 10, 2017

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on April 10, 2017 at 10:30 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
- Brian Kueker (By Telephone)
- Renzo Renzi

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting

Also by Telephone:

- Dan Wolf, Mountain Law Group
- Scott Green
- Darrell Schmidt
- Lynn Janklow
- Kim Berggren
- Lia Clarke
- Joe Spencer
- Gene & Susan Colin
- Brenda & Wayne Conrad
- Kirk French

Call To Order

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

Changes to Agenda

No changes were presented.

GHC Updates

Director Renzi gave an update on the property. The second lake aerator repair bid is in progress and actual repairs will begin soon. Lakes 2 – 7 will be repaired but Lake 1 is on hold due to extensive repairs needed. The groups interested in purchasing the property from GCH continue to work through the due diligence process. GCH hopes to receive an offer within the next quarter.

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Operations Street signs

The posts for many of the street signs are rotting in the ground. Mr. Weaver is working through replacement quotes. The Board requested more information on the pricing impact of various quantities quoted. They also decided to make a visual inspection of similar options in the Cordillera Valley Club neighborhood.

North Entrance Trees

The Board reviewed quotes from Brush Creek Landscaping and Shades of Green for replacing the trees at the North Entrance island. They decided to move forward with Shades of Green and aspen trees. He offered a better warranty and will be maintaining the trees.

Snow Plow Contract

The Board reviewed a property owner's concerns regarding lawn damages from the snow plow contractor. Scott Green has offered to repair the damaged areas. The same owner requested that fire hydrants be cleared after snow fall. The Board will review quotes in the fall, when the contract is up for renewal.

Fences

Mr. Weaver inspected the fences that border the property. Cattle continue to enter from multiple points. A small section of the Southern fence needs repair, as well as all of the northern fence. Director Causey and Mr. French offered to privately discuss options and solutions with the Gerrards and the other neighboring ranch owners for a phased plan solution.

Roads

A depression on the Hearthstone Road has been under review. It appears to be getting deeper. The Association's asphalt repair contractor has been contacted to assess the area and prepare a repair quote.

Gates

The south exit gate has needed to be reset many times over the winter. The technician thinks the issue is groundwater coming into contact with the underground loop detector system. A site visit to prepare a quote has been scheduled. A property owner reported that that gate is standing open again today.

EVL T

Jessica Foulis has scheduled her annual inspection of the conservation easement on May 23rd.

GCH Aerators/ Castoff Cabin

Mr. Weaver reported that the non-GCH Board members of the Association have reached an agreement with GCH whereby GCH will repair the aerators as

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outlined earlier my Mr. Renzi and GCH and the Association will share the costs to stain the decks and repair heaving concrete at the Castoff Cabin on a 50/50 basis. Mr. Wolf was asked to prepare a simple summary of the terms for signature by both parties.

Castoff Cabin Opening

The Association has received a request by a property owner to rent the castoff cabin for a small private even in mid May so it is anticipated that the cabin will be open for member use by the time.

Filing 3 Open Space

Mr. Weaver reminded the Board of the research done in late 2015 related to the possibility of the Association conveying the open space surrounding private lots in filing 3 and the challenges that would faced. The Board asked Mr. Weaver to investigate some of the larger challenges to determine if proceeding further is warranted.

Design Review Update

Minor amendments to the Guidelines were approved by the DRB Committee and discussed by the Board. Ms. Clarke will post the amendments to the POA website. There has been one full plan submittal plus another set of plans submitted for preliminary review so far this year.

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 10th day of April, 2017.

Respectfully submitted,



Anne Clarke
Secretary for the Meeting