
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of Brightwater Club Properties Owners Association May 17, 2019

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 17, 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)

The following Directors were absent and excused:

- Brian Kueker

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clark, Marchetti & Weaver, LLC
- Diane Kovalik, Secretary to the Meeting
- Gary Gauger, Edwards Electronics, LLC
- Scott Green, Shades of Green Landscaping
- Kim Berggren
- Rick Berggren (By Telephone)
- Bruce Godfrey
- Kirk French (By Telephone)
- Janice Spencer (By Telephone)
- Dan Wolf (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 March 15, 2019 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the March 15, 2019 meeting minutes as presented.

GCH Update Director Renzi reported that the summer maintenance and irrigation plans for Holes #1 and #9 will continue, Holes #2 through #8 and the driving range will not be mowed or watered. GCH is continuing to actively market the property.

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Owner Input Rick Berggren expressed concern regarding the progress of landscaping at Brightwater. Scott Green, Shades of Green, stated that progress has been slow due to weather but should ramp up very soon and if any homeowners have concerns, they should contact him directly.

Kirk French expressed concerns regarding the maintenance of the Lake House and Fishing Cabin. Director Renzi stated they continued to maintain the core assets of the property but not all items can be addressed due to cost constraints.

Director Renzi left the meeting at 11:00am

Landscaping Mr. Green stated the 40 aspen trees, three spruce trees and flower barrels will be installed as appropriate with weather conditions. The irrigation system was turned on by GCH yesterday. Additional plantings for the main entrance are currently being designed.

Security Gary Gauger with Edwards Electronics, LLC presented a proposal to upgrade the Transcore readers, purchase 2 new CCTV recorders and contract with DoorKing to maintain the entire system on a web-based program accessible on site and at the administrative office. Timing for the installation would be mid-June and this should decrease the monthly costs currently being paid for control and camera access. By motion duly made and seconded it was unanimously

RESOLVED to approve the Edwards Electronics LLC proposal submitted to the Board at an estimate of \$13,000.

**Security
Committee
Update** None

Management Mr. Weaver obtained two proposals to manage on-site operations at Brightwater Club POA to include community relations, streets/roads/fence maintenance oversight, landscaping oversight, security services and covenant enforcement. The Down Valley HOA Services and Vail Altitude, LLC proposals were discussed by the Board on the merits of service scope and cost. Upon motion duly made and seconded, with Director Schneider abstaining due to his involvement with Vail Altitude, LLC, it was unanimously

RESOLVED to enter into contract with Down Valley HOA Services as the community liaison provided the final contract stated a reasonable termination provision.

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Design Review

Two homes are currently under construction, one home is in the final design approval process. No additional applications have been submitted.

Financial Matters

Mr. Weaver presented the April 30, 2019 financial statements. Cash balances remain consistent and the Association continues to earn favorable interest through CD investments. Revenues are on track with budget, snowplowing expenses are overbudget due to the heavy snowfall this season, and the Association will incur minor road settling expenses this year. The Association utilized the bill.com platform to process accounts receivable which worked well by offering an electronic payment option for assessment payments.

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 17th of May 2019.

Respectfully submitted,

Diane M Kovalik
Secretary for the Meeting