
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Board of Directors of Brightwater Club Properties Owners Association May 18, 2018

The Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 18, 2018 at 1:00 p.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
- Brian Kueker (By Telephone)

The following Directors were absent and excused:

- Inga Causey
- Renzo Renzi

Also in attendance were:

- Scott Green
- Jeff Petersen
- Dan Wolf, Mountain Law Group
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting
- Diane Luppens (By Telephone)
- Darrel Schmidt (By Telephone)
- Kirk French (By Telephone)

Call To Order

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

Agenda

There were no changes to the meeting agenda.

Minutes

The Board reviewed the minutes of the February 16, 2018 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the February 16, 2018 meeting minutes as presented.

GCH Updates

Mr. Weaver received an email update from Director Renzi. He wanted the Directors to know that there is no change since the last meeting, but he is still receiving interest from potential buyers.

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Compliance Update

Ms. Clarke receives weekly reports from the compliance contractor. There are zero to two violations per week, which seem to be resolved within the week.

Operations

A few weeks ago, several residents were corresponding about ground squirrels in the community. Mr. Weaver reported on the research and mitigation techniques utilized by other clients and entities within Eagle County. Tall grass on vacant lots is discouraging to the creatures. Mr. Green is working with Mountain Pest Control for his personal residence. After discussion, it was determined that the POA would take no action at this time.

A neighboring rancher has contacted Mr. Weaver, indicating that the ditches are clogged up with dog toys and poop bags, which is preventing water from moving appropriately. Mr. Weaver stressed that the POA must keep a good relationship with this neighbor. Dog owners must dispose of pet waste and toys appropriately.

The sign replacement project is still in progress. There was a glitch in the paint application, which has delayed the installation.

The cast-off cabin is open for the summer. Contact Ms. Clarke for information on accessing the cabin or the restrooms.

The roads are scheduled to receive a crack-fill application in a few weeks. This treatment is allowing the deferral of the entire road resurfacing project.

The Eagle Valley Land Trust is scheduled to visit the conservation easement parcel on May 24th.

Design Review

The Design Review Board expects construction of a residence at 135 Foxprowl this summer.

Financial Matters

Mr. Weaver presented the preliminary March 31, 2018 financial statements. Revenues and expenses are both in line with budgets.

Collections Update

Mr. Wolf gave a collections update. After three years, all of the foreclosures are complete. The Association has title to nine lots, two of which are expected to be changed to dues-paying owners later this year.

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Mr. Weaver reviewed the details of the Association-owned lots, as well as the current market listings and recent sales. This report is available from the management office upon request.

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 18th day of May 2018.

Respectfully submitted,



Anne Clarke
Secretary for the Meeting