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## RECORD OF PROCEEDINGS

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### Minutes of the Meeting Of the Board of Directors of Brightwater Club Property Owners Association May 20, 2016

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 20, 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
- Inga Causey
- Michael Schneider
- Brian Kueker (By Telephone)

The following Director was absent and excused:

- Renzo Renzi

Also in attendance were:

- Wells Marvin
- Scott Green
- Laura Williams
- Ora DeMaria (By Telephone)
- Darrel Schmidt (By Telephone)
- Lynn Janklow (By Telephone)
- Kim Berggren (By Telephone)
- John McCarty (By Telephone)
- John Cottam (By Telephone)
- Janice Spencer (By Telephone)
- Dan Wolf, Mountain Law Group (By Telephone)
- Timm Kluender, Berkshire Hathaway
- 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 Don Janklow, noting a quorum was present.

**Changes to  
Agenda**

No changes were presented.

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### Brightwater Club Property Owners Association May 20, 2016 Meeting Minutes

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#### **Meeting Minutes**

The minutes from the March 30, 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 March 30, 2016 Executive Board meeting as presented.

#### **GHC Updates**

Mr. Weaver read a report prepared by Director Renzi. GCH has engaged a broker, Jeff Raymond, to market the property. GCH plans to recommence watering of the front nine of the golf course.

**Owner Input** Ms. Janklow reported that the lakes are not pumping and the water is not flowing through the lakes as intended. Ms. Spencer reported that the waterfall at the gatehouse is not working. The owners discussed the roundabout landscaping and irrigation. Ms Berggren reported woodpecker damage at the guardhouse, cabin, and sales office.

Director Causey discussed a recent trespassing incident. Owners were reminded to call the sheriff's office immediately for all trespassing. If it's possible to safely collect the time of entry; license plate; and car description, forward this information to the Marchetti & Weaver office for further investigation. Director Janklow described the availability to distribute temporary pin codes for contractors and guests.

#### **Castoff Cabin**

##### **Lease**

The Board discussed the Castoff Cabin lease. Mr. Weaver reviewed preliminary rules and regulations. Noise limitations, reservation capabilities, and fees were discussed. A barrier will be placed on the cart path at Cutbow Drive, to prevent trucks from driving on the path.

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

At 11:00, Mr. Kluender left the meeting.

A launching of the cabin party was announced for that evening at 6:00.

#### **Other Operations**

Landscaping is off to a good start. Weed mitigation is under control. The road cracks are scheduled to be repaired in early June.

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### Brightwater Club Property Owners Association May 20, 2016 Meeting Minutes

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**Financials** Mr. Weaver reviewed the financial statements presented as well as the collections report.

A letter from Mr. Higgins concerning Rampart Holdings, LLC was presented to the Board for consideration. After motion duly made and seconded, it was unanimously

**APPROVED** to accept the proposal from Mr. Higgins.

**Accounts Payable**

The Board reviewed the accounts payable list. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the accounts payable list as presented.

**Executive Session**

At 11:15 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 11:50 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 20th day of May, 2016.

Respectfully submitted,

Anne Clarke  
Secretary for the Meeting