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## RECORD OF PROCEEDINGS

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### **Minutes of the Meeting of the Board of Directors of Brightwater Club Properties Owners Association September 21, 2018**

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on September 21, 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
- Inga Causey (By Telephone)
- Renzo Renzi (By Telephone)
- Brian Kueker (By Telephone)

The following Directors were absent and excused:

- Michael Schneider

Also in attendance were:

- Jeff Petersen
- Bruce Godfrey
- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting
- Darrel Schmidt (By Telephone)
- Scott Green (By Telephone)
- Chris & Anne Montera (By Telephone)
- Janice Spencer (By Telephone)
- Garrett Smith (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**

A discussion of the ballot measure of the Gypsum Fire Protection District in the upcoming November election was added to the agenda.

**Minutes**

The Board reviewed the minutes of the May 18, 2018 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 18, 2018 meeting minutes as presented.

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## GCH Updates

Director Renzi reported that they would begin their winter maintenance to the irrigation lines within the month. Two groups are currently interested in the development. This summer's dry weather prompted GCH to lease a portion of water to the Town of Gypsum to maintain a positive working relationship. Director Janklow requested mitigation during future water leases to prevent algae growth in the lake system.

## Owner Input

Ms. Montera asked about the possibility of leasing the Lake House in a similar manner to the Cabin. Mr. Weaver estimated that the Lake House would be proportionately more expensive than the Cabin but he could put together a cost estimate and impact to dues for the November meeting.

Ms. Montera also asked for input on the Google Group created for the neighborhood after the Lake Christine fire in July. Other homeowners responded that they appreciate the ease of communication the group has fostered.

Gate instructions have been removed. Ms. Clarke will repost the instructions.

Director Janklow requested that the path to the creek be mowed. He also relayed concerns from a fellow resident regarding fence repairs, gate repairs, and private functions.

Mr. French asked about road repairs. Mr. Weaver has already scheduled a site visit with the road contractor to inspect the settling around several manholes. He will schedule the repairs as soon as the contractor is able.

## Operations

Mr. Weaver presented a Community Association Management Agreement letter with his office for review. The letter is a formalization of the arrangement that has existed between Brightwater POA and Marchetti & Weaver for several years, but in a new format now required by the State. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the Community Association Management Agreement as presented.

Gypsum's Town Manager, Jeremy Rietmann is soliciting support of a project to promote and accelerate Verizon wireless service improvements in Gypsum. A draft letter supporting the project was attached for review. After discussion, the Board agreed to support the project and sign the final letter.

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The second phase of the street sign project is wrapping up.

The cast-off cabin will be closed for winter on October 14<sup>th</sup>.

Property Owners are expected to accompany their guests anywhere within the property. It is not appropriate for guests to walk the neighborhood or utilize the cabin without an owner's presence.

Mr. Montera recommended support of the upcoming Gypsum Fire Protection District election. He explained the Gallagher and Tabor legislative impacts to the District's property tax revenues.

## **Design Review**

Two houses are currently under construction.

The Guidelines, specifically Ancillary and Accessory Dwelling Units, were discussed. In 2017, the Guidelines were clarified to specifically prohibit Accessory Dwelling Units (ADUs). This was prompted by a change made to the Town of Gypsum code, allowing ADU's. The Town was spending an enormous amount of time and money enforcing their prohibition, so they decided to leave decision and enforcement to the local POA/HOAs. Until the Brightwater property owners want to allow ADU's, there isn't anything to be discussed.

## **Financial Matters**

Mr. Weaver presented the preliminary August 31, 2018 financial statements. Revenues and expenses are both in line with budgets. The cash balance is strong. Only one customer account is delinquent.

In the preliminary 2019 Budget, Mr. Weaver reviewed the additional anticipated expenses for road patching and fence maintenance. The Valley Road fence responsibility falls to the Valagua Metro District, which is budgeting 2019 funds to repair. Mr. Green is going to walk the perimeter of the property to evaluate the POA's extent of repairs. Mr. Godfrey offered to discuss fence repairs and cost-sharing opportunities with the neighboring ranchers.

The 2019 Cabin lease budget was discussed. Ms. Spencer would rather see those funds used to improve the aesthetics of the gates and landscaping rather than the Cabin. Ms. Montera and Ms. Spencer are going to meet off-line and discuss potential landscaping and flower installations at the property entrances and medians. Mr. French requested Director Renzi to address the Lake House porch railing repairs and power washing needs.

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**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 21th day of September 2018.

Respectfully submitted,

*Anne D Clarke*

Anne Clarke  
Secretary for the Meeting