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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  
November 17, 2017**

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on November 17, 2017 at 1:00 p.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)
- Renzo Renzi (By Telephone)

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Anne Clarke, Secretary to the Meeting
- Dan Wolf, Mountain Law Group (By Telephone)
- Kim Berggren
- Lynn Janklow
- Donna Gilbreath

Also by Telephone:

- Ora DeMaria
- Kirk French
- Darrel Schmidt
- Garret Smith
- Maury Keller

**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.

**Changes to  
Agenda**

No changes were presented.

**Meeting  
Minutes**

The minutes from the September 15, 2017 Board meetings were reviewed by the Directors. By motion duly made and seconded it was unanimously

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Brightwater Club Property Owners Association November 17, 2017 Meeting Minutes

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**RESOLVED** to approve the minutes from the September 15, 2017 Regular Board meeting as presented.

### Rules &

**Regulations** Mr. Weaver reviewed the recent survey results. The majority of responders do not think the Rules & Regulations need amending, they do not support on-street parking, and the want to continue leasing the Castoff Cabin. He reviewed the free-form survey comments as well.

After discussion, the Board determined not to make any amendments to the Rules & Regulations at this time.

Director Renzi joined the meeting at 1:14 p.m.

### GHC

**Updates** Director Renzi gave an update, explaining that GCH continues to talk to capital groups and developers.

**Operations** Mr. Weaver reviewed the status of covenant enforcement and a proposal submitted by Jill Baron. Mr. Weaver will reduce the 2018 management budget to cover Ms. Baron's proposed fees. After discussion and by motion duly made and seconded it was unanimously

**RESOLVED** to hire Ms. Baron as Code Enforcement officer.

Ms. Janklow reported that the metal barrier pole at the Cabin cart path entrance has recently gone missing. Vehicle traffic on Cutbow has also increased recently.

Mr. Green and Mr. Weaver recently drove the property with Mr. Beaumont, the snow plow contractor. Mr. Green staked cul-de-sac areas to protect lawns. Mr. Beaumont agreed to a reasonable fee for manual removal of snow buildup at fire hydrants. Mr. Weaver will incorporate that into the new contract. By motion duly made and seconded it was unanimously

**RESOLVED** to approve Beaumont Excavating at their rate of \$350/plow with the additional of \$45/hour to dig fire hydrants as needed.

Mr. Weaver reported that the Association website has removed board member emails from the contact page. The contact page now directs interested parties to contact the management office directly for a board member's contact information.

The Valley Road property north entrance sign is possible in Pepe's possession. Mr. Weaver will report back with more information on this sign or its replacement at the next meeting.

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The Association is still working with Mr. Hatle on finding an acceptable placement of the fishing boy bronze statue. The best place is on the main Roundabout but the POA doesn't own that land. Mr. Weaver will research the possibility of an acceptable easement situation.

Road side settling on Foxprowl is still a concern. It is an issue from the original development construction. Eric has requested a contractor site inspection for additional repairs.

Mr. Weaver reviewed the history of the street sign replacement project. The contractor aims to have 80% of this replacement phase completed by mid-October and completion of phase 1 before the end of the year.

### Member Input

Ms. Berggren reported that the Town of Gypsum blew out all of the fire hydrants and painted them. The hydrant wrapped in plastic is in need of further town inspections and possible repairs.

### Financials

Mr. Weaver reviewed the August 31, 2017 financial statements. He reviewed the reserve fund balance and the continuing A/R improvements. The Association has taken title to seven lots through foreclosure processes. Each is heavily encumbered with property tax debt, which will only be paid if the properties can be sold for more than the taxes owed. Ms. Clarke will prepare a list of those addresses to share with interested parties.

### Collections Update

Mr. Wolf gave an update to the Sheriff Sale process, which can take four months to complete. The next step is to take title to the two remaining properties.

### 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.

### 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 17<sup>th</sup> day of November, 2017.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Anne D Clarke".

Anne Clarke  
Secretary for the Meeting