
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Board of Directors of
Brightwater Club Property Owners Association
November 18, 2016**

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on November 18, 2016 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:

- Kim Berggren (By Telephone)
- Kevin Summers (By Telephone)
- Dan Wolf, Mountain Law Group
- 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 Director Janklow, noting a quorum was present.

**Changes to
Agenda**

No changes were presented.

**Meeting
Minutes**

The minutes from the September 16, 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 September 16, 2016 Executive Board meeting as presented.

**GHC
Updates**

Director Renzi gave an update, describing two local groups who have expressed serious interest in recent weeks. GCH remains hopeful that one of these inquiries produces a term sheet.

Winter preparations are in progress for the golf course irrigation system.

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Owner Input Ms. Berggren reported that the aerators in Lake #2 are still not working. Director Renzi stated that Pepe received a quote to repair the aerators, which totaled \$13,500. The specifics of the repair needs were discussed. Director Renzi asked the P.O.A. to consider footing this expense. Director Causey requested additional details on the repair proposal. She described the need for more analysis and a better understanding of the benefit before considering committing to the repair.

Other Operations

With a residence now being constructed on Bucktail, the winter snowplow service scope is expanded. Beaumont Excavating submitted revised pricing. By motion duly made and seconded it was unanimously

RESOLVED to approve using Beaumont Excavating at \$350 per plow for the 2016 – 2017 winter season.

Design Review Update

Mr. Weaver updated the Directors on the Godfrey home construction and the recent misunderstanding concerning exterior materials. The situation was ultimately resolved, with Jim Bittner resigning from the committee. Director Causey was appointed as his replacement. The entire committee visited the site and all are in agreement as to the outcome of the situation.

Jamie Pappas is updating the DRB Guideline text to improve communication and information for property owners.

Director Schneider discussed the current residential square footage requirements.

Financials Mr. Weaver reviewed the financial statements presented as well as the collections report. Both revenues and expense are funning favorable to budget.

2017 Budget The 2017 Budget was presented for discussion and approval. 2017 dues assessment are proposed to remain at \$325 per quarter as well as offering the pre-pay discount. Budget expense assumptions include summer castoff cabin operation, Shades of Green landscaping services, and lake aerator electricity. Budget expenses do not include lake aerator repairs or maintenance or fire hydrant lighting bollard replacements. There was no public comment on the budget. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2017 Budget as presented.

The 2017 Budget will be presented to property owners at the annual member meeting in January.

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Collections Update

Mr. Wolf gave an update on the six lots in foreclosure proceedings. Lot F2F085 filed Chapter 7 Bankruptcy in October. Mr. Wolf suggested options available to the P.O.A. Directors Renzi and Causey supported the wait and see what the outcome is. Lot F3J005 is currently on the market so Mr. Weaver suggested holding on further legal action. After reviewing the remaining accounts which have not brought their accounts current after receiving the required notices from the Association, by motion duly made and seconded it was unanimously

RESOLVED to approve commencement with foreclosure proceedings on lots F2F098, F2I005, F4G011, F5L050, F3K005, F3K006, F3K007, F3K008, F3K009, F3K010, F3K018, F3K019, F3K021, and F3K022.

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.

Mr. Weaver proposed utilizing the services of Bill.com to improve invoice processing efficiencies. The company also offers billing services, which might be used for assessments in the future. The Directors were supportive of the change.

Member Meeting

The annual Member Meeting is scheduled for January 7, 2017 at 4:00 p.m. M.S.T. Notifications will be emailed, mailed, and posted to the P.O.A. website around December 12th. The meeting will be held at the Creekside Clubhouse & Grill in Gypsum, with appetizers and drinks to follow. Directors Schneider and Causey are both up for re-election.

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 November, 2016.

Respectfully submitted,



Anne Clarke
Secretary for the Meeting