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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 December 5, 2014

A Continued Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on December 5, 2014 at 9:00 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 present and acting:

- Joe Spencer (By Telephone)
- Darrel Schmidt (By Telephone)
- Renzo Renzi (By Telephone)
- Karl Mosch (By Telephone)

The following Directors was absent and excused:

- Louis Amato

Also in attendance were:

- Scott Green (By Telephone)
- Ora DeMaria (By Telephone)
- Kim Breggren (By Telephone)
- Karl Mosch (By Telephone)
- Steve Clarke (By Telephone)
- Dan Delano (By Telephone)
- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Secretary to the Meeting

#### **Call To**

#### **Order**

The Continued Meeting of the Board of Directors of Brightwater Club Property Owners Association was reconvened by Eric Weaver, noting a quorum was present.

#### **Agenda**

No changes were presented.

#### **Financials**

Mr. Weaver reviewed the October 31, 2014 financial report along with the 2015 proposed budget. The profit and loss report and the 2015 budget was reviewed. It was noted the landscaping item has been separated into multiple line items.

The Board discussed weed control and an estimate of costs for individual lots. Only the lots with streets will be sprayed.

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### Brightwater Club Property Owners Association December 5, 2014 Meeting Minutes

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The costs associated with the conservation easement were discussed. EFO has been successful with removing CDI from the conservation easement and in the process of changing it into GCH's name. Once the conservation easement is in the name of GCH it will be conveyed to the Association.

The Reserve Fund and expected future expenditures were reviewed.

After answering questions from the membership and upon motion duly made and seconded it was unanimously

**RESOLVED** to adopt the 2015 budget for the Association.

#### **Annual Meeting**

The 2015 Annual Meeting is proposed for January 5, 2015 at 10:00 a.m. Notice of the meeting with website links to meeting materials will be mailed to all owners.

#### **Other Business**

Director Mosch asked Director Renzi the status of Brightwater in the future. Director Renzi stated the marketing plan is being developed with plans to market the property in early spring with site visits over the summer. Steve Clark requested a copy of the marketing plan. Director Renzi stated they could provide a copy of the marketing plan to members requesting a copy when it is completed.

**Adjournment** There being no further business to come before the Board, upon motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the Continued Meeting of the Brightwater Club Property Owners Association Board of Directors this 5th day of December, 2014.

Respectfully submitted,



Cheri Curtis  
Secretary for the Meeting