
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Board of Directors of Brightwater Club Property Owners Association May 12, 2014

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 12, 2014 at 9:00 a.m., at the offices of Robertson & Marchetti, 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:

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

Also in attendance were:

- Denny Gray (By Telephone)
- Russ Hatle (By Telephone)
- Malcolm Gray (By Telephone)
- Garrett Smith (By Telephone)
- Kirk French (By Telephone)
- Eric Weaver, Robertson & Marchetti, P.C.
- Cheri Curtis, 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 Eric Weaver, noting a quorum was present.

Agenda

No changes were presented.

Minutes

The Board reviewed the meeting minutes of the February 21, 2014 Executive Board Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the February 21, 2013 Executive Board Meeting as presented.

Deferred

Maintenance Landscaping - Mr. Weaver reviewed the annual contracts for the landscaping maintenance. Brush Creek Landscaping has consistently provided the lowest bid in other associations Mr. Weaver works with for landscaping maintenance. Mr. Weaver requested Brush Creek Landscaping provide a proposal for landscaping maintenance in Brightwater rather than spending extra time requesting bids. Brush Creek Landscaping's proposal is \$8,450 for maintaining landscaping,

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roadways, trees, and irrigation. Mr. Weaver predicted services provided by Brush Creek Landscaping will come in under budget. Seventy-five of the existing ninety trees will not survive. The Board received a proposal of \$45,000 to replace the trees. Director Renzo questioned the status of the trees if they are not treated. Mr. Weaver reported the remaining trees will not survive.

The Board agreed to keep the landscaping at a minimum to maintain a consistent appearance. No annual flowers will be planted and only minimal trees will be replaced.

Staining – Mr. Weaver presented a proposal from Primary Colors of \$9,000 to stain the street lights, fire bollards, and roadway signs, which was the lowest bid received. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the proposal from Primary Color bid as presented.

Street Lights – There are nine non-functioning street lights and three street lights missing globes. Mr. Weaver estimated a cost of \$8,000 to get all street lights functioning, with replacement globes.

Street Name Signs – Mr. Weaver stated that the street name signs are worn and in need of repair or replacement. The signs were made by Impact Graphics and repairing them will cost nearly as much as replacing them. The Board discussed whether it makes sense to replace the signs with the current Brightwater design. Mr. Weaver will work with Impact Graphics to come up with a new design that maintains the aesthetics of the signs but removes the Brightwater logo.

Entrance – Borne Engineering has prepared a scope of work to address the majority of the drainage and settling issues around the main entrance area, without removing and replacing the curbing and asphalt in the entire area. Based on this scope of work, bids will be solicited from multiple contractors.

Road Repairs – More road improvements were completed in the fall of 2013 than anticipated. The Association will move forward on improving depressed areas in 2014 along with more crackfilling. The area between the concrete and asphalt in Filing 3 will be filled.

Security Gate – The main exit gate is not working due to sensors damaged under the asphalt. Mr. Weaver reported the plan is to repair the sensor when the road repairs are being made.

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Valley Road Fence – Mr. Weaver suggested extending the buck & rail fence to the north gate. There is no street light at the north entrance. Mr. Weaver will obtain proposals for a street light at the north gate and extending the buck and rail fence.

Director Renzi state the Association should not replace trees this year. The \$45,000 proposed to replace the trees is a large expense and money could be used for front entrance repairs. The Board agreed to spend funds this year to improve the entrances and roads. The dead trees will be removed, but not replaced.

Garret Smith questioned the status of the golf course maintenance. Director Renzi informed Mr. Smith the majority of the budget will be spent on the front nine holes, where the homes are located. The golf course will be maintained at a minimum level, which is not the same level maintained in 2013. GCH is willing to make the amenities available to property owners if the property owners are willing to pay a portion of the maintenance costs of the facilities or the golf course. Residents have expressed interested in using the Cast-Off cabin. Director Renzi will present information to the Association on the maintenance cost for using the Cast-Off Cabin.

Mr. Smith questioned the marketing plan for Brightwater. GCH continues to bring developers to the area to look at Brightwater. Director Renzi stated timing is key the issue for finding the right developer to move the area forward.

Kirk French questioned weed maintenance and covenant enforcement. Weed control is handled by GCH, the Association and individual property owners. The Association has hired a covenant enforcement officer to address compliance issues. Mr. French appreciated the letter from GCH indicating their interest in the property.

Financials Mr. Weaver reviewed the March 31, 2014 financial report noting the majority of the property owners have prepaid 2014 assessments and cash flows are positive. The balance sheet along with revenues and expenditures were reviewed. The plan is to transfer \$120,000 to reserve fund in 2014 for future capital expenditures.

Accounts Receivable Mr. Weaver reviewed the accounts receivable summary, noting that the Association continues to make progress on the remaining delinquent accounts.

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**Accounts
Payable**

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

RESOLVED to approve the accounts payable list as presented.

**Executive
Session**

Upon motion duly made and seconded it was unanimously

RESOLVED to enter into Executive Session per C.R.S. §38-33.3-308 (f) to review of or discussion relating to any written or oral communication from legal counsel at 9:30 a.m.

The Board adjourned from the Executive Session at 9:55 a.m.

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

RESOLVED to adjourn the Meeting of the Brightwater Club Property Owners Association Board of Directors this 12th day of May, 2014.

Respectfully submitted,



Cheri Curtis
Secretary for the Meeting