
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Board of Directors of Brightwater Club Property Owners Association September 23, 2014

A Meeting of the Executive Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on September 23, 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:

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

The following Directors was absent and excused:

- Karl Mosch (By Telephone)

Also in attendance were:

- Kirk French (By Telephone)
- Scott Green (By Telephone)
- Ora DeMaria (By Telephone)
- Diane Luppens (By Telephone)
- Don Janklow (By Telephone)
- Eric Weaver, Marchetti & Weaver, LLC
- Matt Jones, 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 May 12, 2014 Executive Board Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the May 12, 2013 Executive Board Meeting as presented.

Operations

Capital Maintenance - Mr. Weaver reported request for proposals to repair the drainage and settling issues near the main entrance were distributed to four contractors. Only two contractors submitted proposals and Mountain Maintenance was awarded the contract to complete the work since they were the low bidder. The project should be completed in early October 2014. The cost of

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the project will be approximately \$20,000, which is significantly under the \$40,000 budget.

Security Gate – Upon completion of the asphalt repairs at the main entrance, the gate contractor will repair the control loop of the exit gate system by replacing the underground components.

There are issues with the functioning of the north gate. The exit gate will not close and the entrance gate will not open. The north gate will be repaired and the main gate should be operating properly after the repairs are made next week

Roundabout Landscaping – It was agreed to remove the cottonwood trees. The weed problems are partially due to adjacent properties.

Brush Creek Landscaping submitted a \$5,700 proposal to landscape the roundabout using the existing irrigation system. The project could be completed in the fall of 2014 or split the proposal into seasons. It was noted there is no irrigation at the north entrance. A proposal for \$4,680 was submitted to do a road cut between the islands to extend the irrigation system, replant the trees that have died, and add new shrubs to make the north entrance more appealing. Mr. Green questioned if there were additional proposals. Mr. Weaver stated this was the only proposal. The Board agreed to obtain additional proposals. The Board approved the proposal with Brush Creek Landscaping unless there is another proposals submitted for less than the Brush Creek Landscaping proposal.

Fencing – It will cost the Association approximately \$10 per foot to install buck and rail fencing at the north gate to replace the farm equipment, Mr. Weaver will continue to try and coordinate with the contractor for the installation.

Street Lights and Signs – The staining of the streetlight posts was completed. More cost effective options to replace the street name signs is still being investigated.

Weed Control – Weeds continue to be an issue in Brightwater. The Association, the golf course, and individuals are all responsible. Mr. Weaver estimates three weed control applications will be necessary. Mr. Weaver was directed to obtain proposal for weed control for current Association property. A second proposal will be obtained for individual lots and non-golf course property owned by GCH.

Landscaping Maintenance – Complaints were presented on the services provided by Brush Creek Landscaping. The Board requested proposals from other contractors for the 2015 landscaping maintenance.

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Raw Water System – GCH owns the raw water irrigation system. GCH would like to charge the Association for common area water and is reviewing the usage for the common area. GCH is funding maintenance and other related costs for the raw water irrigation system and will be reviewing those costs. GCH will provide estimates for maintaining the raw water irrigation system to the Association.

Snowplowing – Mr. Weaver was directed to contact the contractor who previously snowplowed for the Association to obtain a proposal for snowplowing. The Board agreed to plow after 3” of snow has accumulated.

Financials The Board reviewed the engagement letter between the Association and Marchetti and Weaver, LLC. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the Engagement Letter with Marchetti & Weaver, LLC.

Mr. Weaver reviewed the August 31, 2014 financial report. The Conservation Easement was reviewed. The Conservation Easement is owned by Clearwater Holdings. Upon transfer of the Conservation Easement from Clearwater Holdings to EFO Financial, the Conservation Easement can be transferred to the Association. The transfers of the Conservation Easement should be completed prior to December 31, 2014. It was noted the Association will need to obtain a proposal for weed control in the conservation area.

**Accounts
Receivable**

Mr. Weaver reviewed the accounts receivable summary, noting that the Association continues to make progress on the remaining delinquent accounts. The status letter from Mountain Law Group was reviewed, noting there are sixteen properties on the list; two properties foreclosed by the lender; and two properties in the foreclosure process that are worth less than taxes owed on the property. One owner has paid the full amount and one property is scheduled to be sold at the sheriff’s sale.

**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.

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

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RESOLVED to adjourn the Meeting of the Brightwater Club Property Owners Association Board of Directors this 23rd day of September, 2014.

Respectfully submitted,

Matt Jones
Secretary for the Meeting