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## RECORD OF PROCEEDINGS

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### Minutes of the Annual Member Meeting Brightwater Club Property Owners Association January 11, 2020

The Annual Meeting of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado was held on January 11, 2020 at 4:00 p.m., at Creekside Clubhouse & Grill 530 Cotton Ranch Drive, Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present:

- Donald Janklow
- Inga Causey
- Michael Schneider

The following Directors were absent:

- Renzo Renzi
- Brian Kueker

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Secretary to the Meeting
- Members in attendance are listed at the end of these minutes

#### **Call To Order**

Director Janklow called the meeting to order and thanked the Members in attendance for their participation. All participants were recognized and Mr. Weaver confirmed that a quorum was present as GCH had provided their proxy for the meeting.

#### **Education**

Mr. Weaver reviewed the CCIOA requirements and provided education to the Members on the POA responsibilities and the owner's rights and responsibilities. It was noted the Association documents are available on the Association website at [www.BrightwaterClubPOA.org](http://www.BrightwaterClubPOA.org).

#### **Minutes**

Upon motion duly made and seconded it was unanimously.

**RESOLVED** to approve the minutes of the January 5, 2019 Annual Member meeting as presented.

#### **Election**

Mr. Weaver explained that the seats for Directors Schneider and Causey are up for election and both Directors have expressed interest in re-running. The floor was opened to additional nominations, but with no nominations received from the floor, the nomination process was closed. With two candidates for two positions, upon a motion duly made and seconded it was unanimously

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**RESOLVED** to appoint Michael Schneider and Inga Causey for 3-year terms via acclimation.

**Operations** Mr. Weaver gave an update on the following operations for the year:

Director Renzi was not in attendance; however, Mr. Weaver provided an update on behalf of Mr. Renzi that his firm is in discussion with several serious buyers, but there are no letters of intent.

Mr. Weaver gave an update regarding Design Review noting that two homes are near completion and a third has been approved; construction is expected to begin in March, 2020. The homes in progress are meeting guidelines and fitting in nicely.

Wendy Miller had been selected to manage the operations of the Association but had to resign due to personal matters. Michael Schneider agreed to assume this responsibility going forward. Michael has a separate phone and email designated for this purpose and is the primary contact for any operational issues. Michael noted that he is driving through the community weekly and thus far there have been only a few minor items requiring attention.

Mr. Weaver gave a report on the challenges with the gate systems. Century Link has been contacted to connect and program the new upgraded equipment and a ticket has been open since October. The Association may explore other options.

The roads continue to show signs of settlement in certain area prone to this. Annual crack sealing has helped extend the life of the road by several years and old patches are now in need of repair. Funds to repair these asphalt patches have been budgeted for 2020.

**2020 Budget &  
Financial  
Report**

The October 31, 2019 financial statement was presented by Mr. Weaver along with the 2020 adopted budget. The Reserve Fund is in a reasonable position at approximately \$1.3 million with the majority being held for road overlays. Dues will remain at \$325 per quarter, and the POA is again offering the 25% discount to property owners who pay their full 2020 dues by January 31, 2020.

**Member**

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**Input** Several members asked questions and provided input throughout the meeting including but not limited to irrigation, fencing repair, tumbleweeds and road repairs.

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

**RESOLVED** to adjourn the Annual Member Meeting of the Brightwater Club Property Owners Association this 11th day of January 2020.

Respectfully submitted,

Erin McCauley  
Secretary for the Meeting

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Property Owners & Representatives in Attendance:

- Scott Green and Laurie Williams 220 Hearthstone
- Rick & Kim Berggren 131 Lanterns Way
- Doug & Patty Parker 64 Lasso
- Maury & Lana Keller 18 Herons Way
- Kirk French 74 Herons Way
- Marlene and Jon Rose 262 Tallgrass
- Jeff and Tina Peterson 110 Hearthstone
- TJ and Molly Hay 120 Cutbow
- Greg and Carrie Mullen 23 Tallgrass
- Scott & Cappie Green 319 Herons Way
- Ora and Dominic DeMaria (Via Phone)

Properties Represented by Proxy:

- Gypsum Creek Holdings 117 Properties
- Vail Valley Design 5 Properties
- Gypsum Valley Investments 47 Properties
- Split Rock Brightwater 2 Properties
- Rampart Holdings 2 Properties
- Lariat Holdings 3 Properties
- BWC Partners 5 Properties
- James Higgins 1 Property