
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of Brightwater Club Properties Owners Association November 15, 2019

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on November 15, 2019 at 10:00 a.m., at the offices of Marchetti & Weaver, LLC, 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:

- Don Janklow
- Michael Schneider- Board Member and Community Liaison
- Renzo Renzi (by telephone)
- Brian Kueker (by telephone)

The following Directors were absent and excused:

- Inga Causey

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Scott Green, homeowner, Shades of Green Landscaping
- Kim Berggren, homeowner (by telephone)
- Anne Montera, homeowner (by telephone)
- Kirk French, homeowner (by telephone)

Call To Order

The Meeting of the Board of Directors of Brightwater Club Property Owners Association was called to order by Don Janklow, noting a quorum was present.

Agenda

No changes were made to the agenda.

Minutes

The Board reviewed the minutes of the September 20, 2019 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the September 20, 2019 meeting minutes as presented.

GCH Update Director Renzi reported GCH completed the winterization process and although the tumbleweeds caused issues, extra effort was made to reduce the ongoing impact as much as possible. Efforts will be made in the spring to proactively mitigate the tumbleweed issue from reoccurring again next year.

Owner Input Ms. Montera stated that her license plate transponders have not been working and has not received a response from Mr. Schneider. Mr. Schneider responded that he was not aware of the issue and would follow up with Ms. Montera and other to get the issue resolved.

RECORD OF PROCEEDINGS

Brightwater Club POA November 15, 2019 Meeting Minutes

Landscaping Mr. Weaver stated he has been with king with Scott Green on adjusting the contract for the upcoming year. Shades of Green as held prices consistent for multiple years so a 5% increase is included for 2020. Other changes include a sub-contracted flower person to tend to the flower beds at the main entrance who will work directly for Scott Green inside of his contract with the Association. Also included is the purchase, installation, and maintenance of annuals at the main gate, flower barrels at the North entrance, and 12 new perennials/bushes at the roundabout. The total contract price of \$47,079 would continue to be divided into six equal monthly payments. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2020 landscaping contract with Shades of Green Landscaping.

Community Liaison

Mr. Schneider, community liaison, provided an update on community operations including:

- Cattle have been entering the property and making messes, especially on Bucktail. He and other community members will continue to work with the neighboring ranchers to mitigate the issue as much as possible.
- The tumbleweed issue was addressed to the extent possible and will be reassessed in the spring with both GCH staff as well as Scott Green.
- Street lights are being converted to LED as they go out and need replaced.
- Construction of multiple homes within the community are all progressing nicely.
- Most owners have worked with him to quickly resolve any compliance violations.
- Gary with Edwards Electronics continues to try and get Centurylink to resolve their issues.
- All gate and community operations related matters should be communicated first to Michael and he will involve others if needed.

Design Review

Two homes are finishing construction, one home is in the final design approval process and will start construction soon. Michael Schneider noted that he submitted preliminary drawing of a home that he would like to build, which would be a mountain contemporary design, with a goal of being a net-zero energy home. He feels that the design would fit well within the community, even though some components are necessarily specifically addressed by the design guidelines. The Board encouraged Mr. Schneider to work with Jamie Pappas, the Design Review Administrator, to see if they can find way to make the design conform with the guidelines and welcomed him to bring a copy of the plans to the annual meeting to get general feedback from other community members.

RECORD OF PROCEEDINGS

Brightwater Club POA November 15, 2019 Meeting Minutes

Snowplowing Mr. Weaver reported that Beaumont Excavation is willing to keep their price at \$350 per plow, plus \$45 per hour if hand shoveling is required. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2019/2020 Snowplowing contract with Beaumont Excavation and to authorize Mr. Schneider to work with Beaumont on pricing for additional services are needed to cleanup drifts between storms based on the level of work required.

**Financial
Matters**

Mr. Weaver presented the September 30, 2019 financial statements and preliminary 2020 budget. With the exception of snowplowing, expenses are generally running favorable to budget, which should allow excess funds to be transferred to the reserve fund. For 2020, even with the 5% increase in the landscaping budget, the dues are proposed to remain at \$325 per quarter, with a 25% discount if paid in full by January 31st. Road crack filing and settling and replacement of the gate controllers at the main gate are budget for in the replacement fund. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve September 30, 2019 financial reports and to adopt the 2020 Budget.

**Accounts
Receivable**

The Board reviewed the outstanding accounts receivable list. No action was taken.

**Accounts
Payable**

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

RESOLVED to ratify and approve the accounts payable list as presented.

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 15th day of November 2019.

Respectfully submitted,



Secretary for the Meeting