
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of Brightwater Club Properties Owners Association March 20, 2020

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on March 20, 2020 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 (by telephone)
- Michael Schneider- Board Member and Community Liaison (by telephone)
- Inga Causey (by telephone)
- Brian Kueker (by telephone)

The following Directors were absent:

- Renzo Renzi

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Secretary to the Meeting
- Wade Hill, homeowner (by telephone)
- Kirk French, homeowner (by telephone)
- Kim Berggren, homeowner (by telephone)
- Janice Spencer, 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 November 15, 2019 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the November 15, 2019 meeting minutes as presented.

The minutes from the January 11, 2020 Annual Member meeting were reviewed by the Directors with minor revisions. The minutes will be posted to the website in draft form until approved by the Members at the 2021 Annual meeting.

RECORD OF PROCEEDINGS

Brightwater Club POA March 20, 2020 Meeting Minutes

Operations

GCH Update Director Renzi provided an email update and the situation remains status quo. In addition, Director Renzi feels that with the Covid-19 pandemic any change is highly unlikely at this time.

Owner Input Ms. Spencer suggested the Community Liaison notify community members via email when issues that impact the community arise, such as with the gate. Mr. French requested an agenda item be added for the May meeting to review and discuss the grounds and landscaping plan for 2020 with Scott Green. Ms. Spencer inquired about the process to amend the design review guidelines and a discussion was held. The topic will be added to the May meeting as an agenda item.

Community

Liaison

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

- New capacitor for the gate has been installed and is working well. Ambulance District codes have been reprogrammed.
- No unresolved compliance issues at this time.
- Two asphalt repair bids have been received; both are high. A third bid has been requested.
- All gate and community operations related matters should be communicated first to Michael and he will involve others if needed.

Design Review

Ms. Causey provided an update on Design Review. The committee is working through one application from an active resident now, and several homes are near completion.

Website Rebuild

Mr. Weaver stated that the current website commonly malfunctions and his office is working with a company called B-Web to redo a number of client websites. The Association and District previously had separate sites but the two will now be combined to make it easier for users to learn about the two entities in a central location. The new website is being reviewed and should be functional soon.

Landscaping The Board reviewed the 2020 Vail Valley Property Management contract. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the 2020 Vail Valley Property Management contract as presented.

RECORD OF PROCEEDINGS

Brightwater Club POA March 20, 2020 Meeting Minutes

**Financial
Matters**

Mr. Weaver presented the December 31, 2019 financials, noting that the Association finished ahead of forecast, allowing the extra funds to be transferred to the reserve fund.

It was noted that the majority of the Association funds are held in certificates of deposit to ensure FDIC coverage.

**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 20th day of March, 2020.

Respectfully submitted,

Erin McCauley
Secretary for the Meeting