
RECORD OF PROCEEDINGS

**Minutes of the Meeting of the Board of Directors of
Brightwater Club Properties Owners Association
May 15, 2020**

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 15, 2020 at 10:00 a.m. The meeting was held as a teleconference meeting in accordance with the applicable statutes of the State of Colorado, Public Health Order 20-23, and the state of emergency declared by the Governor of Colorado March 10, 2020.

Attendance The following Directors were present and acting via teleconference:

- Don Janklow
- Michael Schneider- Board Member and Community Liaison
- Inga Causey
- Brian Kueker
- Renzo Renzi

Also in attendance via teleconference were:

- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Secretary to the Meeting, Marchetti & Weaver, LLC
- Brenda Conrad, homeowner
- Jon Raymond, homeowner
- Chris Montera, homeowner
- Bruce Godfrey, homeowner
- Domenic & Ora DeMaria, homeowner
- Ramin Ghazi, homeowner
- Scott Green, homeowner, Shades of Green Lawn Maintenance
- Tim Hay, homeowner

**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 March 20, 2020 meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the March 20, 2020 meeting minutes as presented.

RECORD OF PROCEEDINGS

Brightwater Club POA May 15, 2020 Meeting Minutes

Operations

GCH Update Director Renzi provided an update and the situation remains status quo. Director Renzi has received a few inquiries indicating some interest; however, he feels that with the Covid-19 pandemic any change is highly unlikely at this time.

Community

Liaison

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

- Scott Green provided a landscaping update. The fisherman's path has been mowed and sprayed, perennial flowers and trees have been put in at roundabouts and other areas. Irrigation is up and running at the islands and corners. Developed lots remain tumbleweed free at this time, will continue to monitor.
- Recent gate issues include resetting of gates, complaints regarding large trucks going through and where contractors should be entering. Non-functioning readers will be looked into. Ambulance and Sheriff are not able to enter, Mr. Schneider will address this.
- No unresolved compliance issues at this time.
- Three bids for asphalt repairs have been received and are high. Obtaining one additional bid and will determine which vendor to use.
- Eric Weaver provided an update on fencing: Repairs to fences along BLM will no longer be repaired by Lloyd Gerard. Colorado is a "Fence Out State" meaning it is the property owner's responsibility to keep the cattle out. Mr. Weaver shared photographs of the fence boundary areas and terrain where fence repairs are needed. Discussion was held regarding various options for replacement and repair of the fence, potential cost, and possible vendors. The Board agreed that the highest priority area will be surrounding the conservation easement bordering the BLM and directed Mr. Weaver and Mr. Schneider to obtain proposals for repair work.

Design

Review

Three homes are near completion and in the landscaping phase, one other is under construction, and another has recently submitted preliminary plans for 101 Lanterns Way. At the March 20 Board meeting Janice Spencer inquired about amending the DRB guidelines, no further communication on the matter since that time. Discussion was held regarding DRB communication during the building process.

Other

Operations

Director Renzi provided an update on water; waterways are overrun with weeds, however, no ditches have been burned as they are lined. Discussion was held regarding ditches and water flow.

RECORD OF PROCEEDINGS

Brightwater Club POA May 15, 2020 Meeting Minutes

Director Janklow raised a concern of tumbleweeds along the golf course and the need for that area to be watered and mowed.

**Financial
Matters**

Mr. Weaver presented the March 31, 2020 financials.

**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.

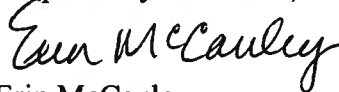
**Owner
Input**

Discussion was held regarding the open foundation at 203 Cutbow. Mr. Weaver will begin conversation with the owner to address this. Mr. Ghazi inquired about the financial status of the Association and potential developer interest in purchasing.

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 May, 2020.

Respectfully submitted,



Erin McCauley
Secretary for the Meeting