
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of Brightwater Club Property Owners Association May 21, 2021

The Meeting of the Board of Directors of the Brightwater Club Property Owners Association, Gypsum, Eagle County, Colorado, was held on May 21, 2021. 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 via teleconference:

- Donald Janklow
- Michael Schneider
- Renzo Renzi
- Brian Keuker
- Inga Causey

Also in attendance via teleconference were:

- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC
- Matt Hayden, Elevated Colorado Management
- Scott Green
- Carrie Mullen
- Chris Goldsmith
- Jeff Petersen
- TJ Hay
- Mary Hay
- Kirk French
- Dominic DeMaria
- Diane Luppens
- Janelle Kottenstette
- Janice Spencer
- Liz Nacron

**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 minutes of the March 19, 2021 board meeting was reviewed. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the March 19, 2021 meeting.

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Operations Director Renzi reported a broken pipe into the property should now be repaired and the aerator repairs are also underway. Calls are being fielded from multiple parties interested in the property listed by Gypsum Creek Holdings.

Mr. Weaver explained that Matt Hayden with Elevated Colorado Management will be taking over the administration and operational matters, Marchetti & Weaver will continue to provide accounting services.

Director Schneider provided an update on the Community Liaison activity. Asphalt repairs are near completion, and most of the outstanding compliance items have been addressed at this time. The owner of HC Maintenance Techs, the contractor hired to repair the fence, is no longer available to do the work, Director Schneider will reach out to other vendors. Discussion took place regarding fence repairs and it was agreed to not move forward with fence repairs at this time and revisit at a later date. Those with items to remove from yards will be resolved when the ground thaws. Minor sign repairs have been completed and the asphalt paving company will be completing repairs and crack sealing soon.

Design Review

A proposal was received from Mauriello Planning Group to amend the design review guidelines. The proposal was reviewed in depth and discussion was held. Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the engagement of Mauriello Planning Group to amend the Design Review Guidelines.

Mr. Weaver noted a preliminary submittal has been received for 211 Herons Way.

Director Janklow reported that recently POA members have contacted Borne Consulting directly regarding non-DRB related activity, which results in cost to the Association for the time of Borne Consulting. All agreed that the primary point of contact for the Association will be Matt Hayden with Elevated Colorado Management, and Matt will determine the appropriate course of action for each matter.

Landscaping Agreement

Scott Green with Shades of Green landscaping requested the Board consider retaining his landscaping services for three years, with pricing to remain flat over that time period. This will be placed on the agenda for the next Board meeting.

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Elevated Colorado

Management Matt Hayden with Elevated Colorado Management reviewed the proposed agreement for providing operational and administrative oversight for the Association. Elements of the agreement were discussed in depth as well as pricing. Director Janklow requested the annual renew date of the agreement be shifted to February 1 rather than January 1 to coincide better with the annual meeting and budget approval. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Elevated Colorado Management agreement with the amended annual renewal date of February 1.

Financials Mr. Weaver presented the preliminary March 31, 2021 financials. Legal and Design Review expenses are running high, these will be offset by savings in snowplowing and maintenance costs. The budget for asphalt repairs was \$20,000, however it is anticipated the cost will be closer to \$30,000. This overage will be offset by the deferral of the fence repairs and should result in favorability overall to budget for 2021.

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.

Association

Owned Lots Mr. Weaver gave an overview of the three lots currently owned by the Association, and reviewed the taxes owed on each. Ideally the Association would list the properties for sale at a price to cover the taxes due with some profit going to the Association as well. No action was taken at this time on the matter.

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 21st day of May, 2021.

Respectfully submitted,

Erin McCauley

Erin McCauley
Secretary for the Meeting