

Brightwater Club Property Owners Association Board Meeting

Minutes approved 11.19.21

Held virtually Friday, September 17, 2021

1. **Call to Order:** The meeting was called to order at 10:06am
2. **Establish a quorum:** A quorum was met with Don Janklow, Joe Spencer, Brian Kueker, Michael Schneider, and Renzo Renzi in attendance. Also present were Eric Weaver and Erin McCauley from Marchetti & Weaver as well as Matt Hayden with Elevated Colorado.
 - a. Homeowners in attendance:
 1. Dan DeLano
 2. Andy LaBolle
 3. Mary Hay
 4. Laura Sellards
 5. George Sellards
 6. Maury Keller
 7. Scott Green
 8. DeMaria
 9. Kirk French
 10. Jeff Peterson
 11. Liz Nacron
 12. Julia Jin
 13. Carl Luppens
 14. Carrie Mullen
3. **Approval of Agenda:** The meeting agenda was approved
4. **Review of Minutes:** The minutes from the 5.21.21 meeting were approved
5. **Operations Updates:**
 - a. Gypsum Creek Holding (GCH)
 - i. Talking to a lot of groups to buy holdings co share
 1. Cost to build and finding employees to build is difficult for investors
 - ii. Main focus to get BWC off their books
 - iii. Uncertain at this time if a renewal of the golf course will be a part of a new developer's plan
 - b. ECM- Matt Hayden, Elevated Colorado
 - i. Settling into new role, meeting owners during site visits

- ii. Responding to neighbor concerns for potential covenant violations
 - iii. Working with BOD and DRB
 - iv. Getting bids to reset loose stop signs and ballard lights
 - c. DRB
 - i. One house's plans being reviewed
 - ii. Maurello Group rewrite of Design Guidelines in progress
 - d. Snow plow contract
 - i. Increased costs to plow for this winter
 - ii. Motion made and approved to accept contract with Beaumont Excavating
 - e. Landscaping contract
 - i. Motion made and approved to accept the contract with Shades of Green
 - f. Other ops
 - i. Dead aspens on Bucktail- replanted in spring
- 6. **Financial:** Eric Weaver, Marchetti & Weaver
 - a. Motion to approve AP and passed
 - b. Pre-pay of assessment dues philosophy may be changed
- 7. **Comcast:** Dan Wolf, Mountain Law
 - a. Two different contracts for access; GCH/ roads & owned lots of members of the POA
 - b. Currently not to include in the undeveloped road, but will for the Lake House
 - c. Docs to approve in near future
- 8. **Member Comments:**
 - a. Question about water flow by lake house
 - i. Likely due to late season conditions
 - b. Question about possible density if GCH sold
 - i. Up to new developer
- 9. **Next Meeting:** Scheduled for Friday, November 19, 2021
- 10. **Adjournment:** Meeting adjourned at 11:13am