

BRIGHTWATER CLUB PROPERTY OWNERS ASSOCIATION Annual Board Meeting

Held virtually January 8, 2022

Meeting Minutes

1. **Call to Order:** The meeting was called to order 4:04pm by Board President, Don Janklow.
 - With more than 10% of members present in person or by proxy, a quorum was reached.
 - a. Board Members present were Don Janklow, Inga Causey, and Michael Schneider.
 - b. Homeowners present were Stephen DeMaria, Dominic Demaria, Fred Ebert, Kirk French, Scott Green, Russ Hattle, Mary Hay, Brian & Paula Hughes, Andy LaBolle, and Maury & Lana Keller and present via proxy were Lauren Collar, Donna & Brent Gilbreath and Richard Wenniger.
 - c. Also present were Eric Weaver and Erin McCauley of Marchetti and Weaver and Matt Hayden of Elevated Colorado.
2. **Agenda:** The agenda was approved as presented.
3. **Annual Minutes:** The 2021 Annual Meeting minutes were approved with a change to the third line being changed to Brokered Certificates of Deposit.
4. **Updates:**
 - a. Gypsum Creek Holdings- Renzo Renzi of GCH was not available to comment at the time of the meeting.
 - b. Elevated Colorado Management- Matt Hayden with ECM spoke to winter preparations including snow removal calls, vendor (north) gate arm on the exit side has issues and stays up sometimes and is working with vendor for solutions, street light at Herons Way and Brightwater Club Drive was looked at by electrician, DRB meeting scheduling still being worked on.
 - c. Design Review Board- Inga Causey updated the owners on the DRB; 2 recent proposed plans (Foxprowl & Bluestem) that are in the preliminary review process and there is a house under construction on Tall grass.
Jamie Pappas resigned: looking to replace him with Dominic Mauriello and to add an architect to provide support.

- d. Financial/ Budget- Eric Weaver
 - i. Balance sheet year end of 2020, Q3 (Oct) 2021 was reviewed
 - 1. Reserve cash is in great financial health.
 - 2. Accounts receivable looks good.
 - ii. 2022 Budget was presented and reviewed.
 - 1. Dues are annual, no longer quarterly.
 - 2. Annual payments will be \$700 operations budget and \$275 reserve budget to total \$975.
- e. All association lots have been sold and have dues paying owners.

5. Member Input and Questions:

- a. Question of status of finding a new developer
 - i. Don provided history up to this point and that there is no new news from Gypsum Creek Holding on a potential sale of their interests.
- b. Fire mitigation preparedness
 - i. ECM will meet with Gypsum Fire Department & will update in BOD meeting moving forward

- 6. Adjournment:** With no additional matters to discuss, the meeting was adjourned at 4:59pm