

Brightwater Club Property Owners Association

Board Meeting Minutes

Friday, May 20, 2022, 10:00 AM MST

This meeting was held via teleconference

1. Call to Order: The meeting was called to order at 10:04am by Don Janklow, Board President
2. Establish Quorum: A quorum was met with all board members in attendance.
 - a. Board in Attendance: Don Janklow, Inga Causey, Michael Schneider
 - b. Home or lot owner families in Attendance: Sellards, Spanniger, Hughes, Roach, Benjamin, Spencer, Buss, and Demaria (Steve)
 - c. Also in attendance: Don & Josiah Jennings from Oak Quarry, Dominic Mauriello and Allison Kent of Mauriello Group, Eric Weaver and Erin McCauley of Marchetti & Weaver, and Matt Hayden of Elevated Colorado
3. Approval of Minutes: A motion was made and passed to approve the draft meeting minutes from the March 18, 2022 Board Meeting.
4. Reports:
 - a. New Developer Update- Oak Quarry
 - i. The new developer, represented by Josiah Jennings, introduced himself to the owners. He reported that the initial phases of the plan for Brightwater and its amenities are underway and more information will be coming out in the near future.
 - b. Design Review Board- Mauriello Group
 - i. Design Review Process- Fee structure
 1. Allison Kent introduced a proposed fee structure to replace what is currently being charged to process new house construction.
 2. The current pricing is outdated in today's market and causes the POA to subsidize any applications through the process.
 3. The proposed changes prevent the POA from subsidizing future projects, but will also not make the process a profit center for the Association. Monies will be considered a deposit to cover the expenses of the process. If any is remaining at the end of the process, it will be refunded to the applicant.
 - ii. Design Guidelines - Potential amendments
 1. Allison asked the Board to approve a proposal to take to the DRB to add language into the Design Guidelines that embraced the Fire Wise methods for fire prevention in future builds in the Association.
 - a. The motion was passed and the DRB will take up the language for a vote in their next meeting currently set for June 8, 2022

- c. Community Liaison/Operations- Elevated Colorado
 - i. Matt Hayden spoke about the vendors he has been meeting with since the last meeting- Land Trust to walk the open space that BWC is responsible for, electricians to fix burnt out lights and remount lanterns that were victims of the high wind events, lamp post painters, resetting of some street signs that fell over or are loose in the ground, and to address any gate issues. He also spoke to the renewed interest in Brightwater Club as several calls and emails were received looking to purchase, build, or for general information.
 - d. Financial & Budget- Marchetti & Weaver
 - i. Eric Weaver reviewed the April 30, 2022 financials, Accounts Payable and Accounts Receivable for Brightwater Club and reported that Brightwater is in good financial standing with operating and reserve accounts.
 - ii. A motion was made and approved for the payment of the Accounts Payable
5. Member Forum/ Community Comment:
- a. The new developer was asked if he could expand on any of the plans currently underway for Brightwater; was curious specifically about plans for the golf course and the size and price point they are looking at for newly built homes. Josiah Jennings stated that Robert Trent Jones Jr.'s firm has been contracted with for an assessment of the course at BWC and that discussions were underway for house sizes and pricing. He assured those attending the call that he would get more information out once it was ready to be presented, but that they are not yet at that point.
 - b. The Board was asked about some of the DRB processes and the newly proposed fee schedule. He wanted to know how a homeowner could find out about variances that had been allowed by the DRB to an individual homeowner. He was told that the best point of contact for all matters relating to BWC is still Matt Hayden with Elevated Colorado. Matt would investigate and get back to the homeowner making the inquiry, but at this time there was not a real-time method to have everyone be informed about these types of decisions being made in their processes. It was also stated that the newly rewritten Review Guidelines are much easier to understand and will avoid some of the conflicts created in the former versions and that the new makeup of the DRB should help avoid most variances in the future.
6. Adjournment: Having no other matters to discuss, the meeting was adjourned at 11:12am.

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<u>Board of Directors</u>	<u>Term Expires:</u>
Don Janklow, President	2024
Michael Schneider, Secretary/Treasurer	2023
Inga Causey, Asst Secretary/Treasurer	2023
Vacant	2022
Vacant	2022

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Meeting minutes respectfully recorded and submitted by Matt Hayden of Elevated Colorado

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