

# Brightwater Club Property Owners Association

## *Board Meeting*

Friday, November 19, 2021 beginning at 10:00 am.

---

### Minutes

1. **Call to Order:** The meeting was called to order at 10:03am
  - a. **Establishment of Quorum:** With three of five Board members present, a quorum was reached
    - i. Board Members in attendance were: Don Janklow, Renzo Renzi, and Brian Kueker
    - ii. Lot or homeowners in attendance were: Kim Bergeren, Elizabeth Schumacher, Laura & Dave Sellards, Scott Green, Brian Hughes, Doug Buss, Wade Hill, Steve DeMaria, Kirk French, and Janice Spencer
    - iii. Also in attendance were: Eric Weaver and Erin McCauley of Marchetti & Weaver and Matt Hayden of Elevated Colorado Management Services
2. **Consideration of the Agenda:** No changes were requested and the Agenda for the meeting was approved
3. **Review of Minutes:** - A motion was made and unanimously approved for the minutes from the September 17, 2021 board meeting.
4. **Operations**
  - a. GCH update: Renzo reported that GCH is in discussions with a developer to take over ownership. The group is currently doing their due diligence. Renzo believes that they will likely make a decision in January or February of 2022 if they plan to move forward with an acquisition of BWC. There is not not much other detail that can be shared on this company's plans.
  - b. Association Manager / Community Liaison Update: Matt Hayden reported that he has been working with a contractor to repair or replace damaged ballards that mark where the neighborhood's fire hydrants are. It was discussed that these are not a requirement of the fire department and as such it is no longer necessary to pursue the repair of these. Matt also reported on the work that had been performed

and issues with the entrance and exit gates of the north and south gates. He also reported seeing and chasing cows off property.

- c. **Design Review Update-** The Mauriello Group still working with the DRB. A meeting should occur with the DRB and the Mauriello Group in the near future to complete the Design Review Process and have it available for approval. Tallgrass home under construction, another home in process of plan approval and another just starting with a request to change lots.

## 5. Financial Matters

- a. **Review of October 31, 2021 Financials-** Association's financials in good order into Q4. The Reserve Funds are strong, holding approximately 1.7M in cash, mostly invested in CDs for reserve projects in the future. The Operations account is also funded well. Some of the higher line items for this fund are DRB deposits. Marchetti & Weaver put forth and described a proposal to change dues bill to single for year rather than quarterly. It is thought that this will simplify the process and will reduce accounting costs associated with dues collection each quarter as has been the case in years past. If accepted, the dues will be broken out to show the different accounts of Reserves and Operations and will not affect the overall cost of the dues.
- b. **Review and Approval of 2022 Budget-** A motion made and was unanimously approved to approve the proposed Brightwater Club PUC Budget for 2022
- c. **Review, Approval and Ratification of Accounts Payable-** The Accounts Payable were discussed. A motion was made and unanimously approved for an amendment to change quarterly dues collection to an annual collection.
- d. **Review of Accounts Receivable & Collections-** A review of Accounts Receivable occurred and there is one outstanding owner currently behind on their dues. A motion was made and unanimously approved to accept the Accounts Receivable as presented.

## 6. Member Input and Comments-

Concerns about construction traffic/ large vehicles driving over wood bridge were raised. The homeowner requested a sign being put at the entrance indicating no construction traffic. A streetlight at Heron's Way was reported as having a light bulb that was dying. Elevated Colorado agreed to look into both issues.

BWC postal delivery possibility was discussed. It was requested that the Gate House be used to store packages and receive mail delivery. This has been discussed in the past. Board Member Brian Kueker agreed to continue to discuss with the homeowner. It was also asked if there was any interest from the community to install a cross country and snowshoe track around the golf course of the neighborhood. The golf course is not under the control of the BWC Association and must be discussed and approved by GCH. The POA may have a need to buy equipment for grooming ( estimated at \$15k) to implement.

Future developer plans were asked about. It was restated that nothing is known for certain at this time.

Lastly there were inquiries into the current state of the Design Review process. The homeowner was told about the Guidelines review and update process.

**7. Future Meeting Dates-**

- a. The next meeting will be the Annual Meeting which is scheduled for Saturday, January 8, 2022, in the late afternoon (4pm), and likely will remain virtual
  - i. Current Board Members Renzo Renzi and Brian Kueker are up for re-election
- b. Next Regular Meeting Scheduled Friday, March 18, 2022

**8. Adjournment-** With no additional items needing to be discussed, the meeting was adjourned at 10:57am

**Brightwater Club Property Owners Association Board**

**Term Exp:**

Donald E. Janklow, President	2024
Michael Schneider, Secretary/Treasurer	2023
Inga Causey, Asst Secretary/Treasurer	2023
Renzo Renzi, Asst Secretary/Treasurer	2022
Brian Kueker, Asst Secretary/Treasurer	2022