

Brightwater Club Property Owners Association

Board Meeting

Friday, March 18, 2022

10:00 AM MST

This meeting was held via Google Meet teleconference

Meeting Minutes

1. Call to Order: The meeting was called to order at 10:29am.

2. Roll Call/ Verification of Quorum:

- a. BOD- Inga Causey, Brian Keuker, Renzo Renzi, Michael Schneider
- b. Homeowners- Steve DeMaria, Kirk French, Diane Luppens, Tim & Mary Hay, Laura & Dave Sellards, Andy & Maria Labolle, Lynn Janklow, Ora Demaria, Lauren Coller, Julia Jin, Kevin Kottenstette
- c. Also on the Call- Accounting: Erin McCauley and Eric Weaver from Marchetti & Weaver, Design Review: Allison Kent of the Mauriello Group, and Property Management: Matt Hayden of Elevated Colorado Management

3. Approval of Minutes: *A motion was made and approved to approve the Meeting Minutes from the November 19, 2021 Board Meeting*

4. Member Education: Fire Mitigation

There are a number of resources for homeowners to use to help protect their property from the threat of wildfires in Brightwater Club

- a. [National Fire Protection Association](#)
- b. [Vail Board of Realtors Fire Assessment](#)
- c. Eagle River Fire District has been contacted for site visit

5. Reports:

- a. Gypsum Creek Holdings Update- Renzo Renzi
 - i. GCH is continuing to work through due diligence for purchase of GHC ownership with a potential purchaser
 - ii. GCH is looking towards spring at their next steps to be prepared in case current deal does not go through
This includes items such as continued maintenance (irrigation & mowing) as has been done in years past
- b. Design Review Board/ Mauriello Group- Allison Kent
 - i. New Design Review Guidelines approved and have been posted to the BWC website

- c. Operations/ Elevated Colorado- Matt Hayden
 - i. ECM has been working on the northern gate's exit side sensors. A few issues can cause the gate to remain in the up position. Plan to eliminate causes is already underway.
 - ii. Street light issues have been addressed as reported. Light bulbs changed, light sensors adjusted or replaced, etc.
 - iii. Gate access with codes, transponders and phone numbers being added to the call box have been addressed with several lot and home owners in BWC in the last quarter.
 - iv. Land Trust inspection of wetlands bordering the BLM at Brightwater Club has been scheduled
 - v. Matt encouraged homeowners to let him know any time they have a concern involving BWC so that it can be investigated and addressed.

- d. Financial & Budget- Eric Weaver
 - i. Year end- Eric presented the variance between budget and actuals for 2021. Operations were under budget. As a result, \$21k will be moved to the Association's Replacement/ Reserve Fund for use on future capital projects
 - ii. Accounts Payable- There is nothing outside the normal expected invoices at this time
 - iii. Accounts Receivable- The recent policy change requiring all dues payments be made by the end of January each year may be causing a delay. Currently 15 accounts have not paid (9 lots are one owner, payment on way), Marchetti & Weaver is working with each of the outstanding account holders to collect the dues payments
 - iv. *A Motion made and approved to approve the AR/AP and Financials as presented for the Brightwater Club POA*

6. Member Forum/ Public Comment:

- a. It was asked how many houses are under construction or are currently in the DRB process.
 - i. One is currently under construction on Tallgrass, one is about to begin on Bluestem, and a few are currently involved in the DRB process.
 - ii. Interest and inquiries are increasing
- b. There were questions about snow plowing. The plows come through after snow events, but are not returning after high winds that are causing snow drifts to encroach upon the drivable space on some streets.
Matt from ECM asked that any concerns about the need to plow the drifts

be given to him to solve. Plow company can be called out to address the concerns.

- c. It was asked if a plan could be considered to have a community gathering to socialize as neighbors. This will be investigated.

He also raised concerns that the construction on Tallgrass is leaving construction vehicles on the street overnight causing potential hazards and issues for snow removal in the streets. Matt said he would address it with the homebuilder.

- 7. **Adjournment:** With no additional matters to discuss, the Board Meeting was adjourned at 10:49am

<u>Board of Directors</u>	<u>Term Expires:</u>
Don Janklow, President	2024
Michael Schneider, Secretary/Treasurer	2023
Inga Causey, Asst Secretary/Treasurer	2023
Renzo Renzi, Asst Secretary/Treasurer	2025
Brian Kueker, Asst Secretary/Treasurer	2025

-Minutes taken and submitted by Elevated Colorado Management Services-

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