

Brightwater Club Property Owners Association
Board Meeting
Held Virtually Friday, September 30, 2022, 10:00 AM MST

-MINUTES-

<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

1. Meeting was Called to Order at 10:05am
2. Roll Call:
 - a. Board Members: Don Janklow, Inga Causey, and Michael Schneider
 - b. Property Owners: Kevin Summers, Elizabeth Schumacher, Julia Jin, Laura Sellards, Janice & Joe Spencer, Kevin Dickinson, Kirk French, Liz & Greg Nacron, Mary Hay, Andy LaBolle, Maury Keller, Scott Green, Laura Collar, Brian & Paula Hughes
 - c. Guests: Marchetti & Weaver: Eric Weaver and Erin McCauley
Siena Development: Don Jennings, Curtis Amburn, Louis Derudder, and Mark Noel
Elevated Colorado: Matt Hayden
3. Verification of Quorum and Proof of Notice of Meeting. Quorum reached with all Board Members in attendance. Meeting notice on Brightwater website.
4. Approval of Minutes of the May 20, 2022 Board Meeting. Meeting Minutes approved with a spelling correction.
5. Reports
 - a. Design Review Board- No new business to report. Developer has expressed interest to get representation onto the DRB.
 - b. Developer Update- Siena Development, Don Jennings
 - i. Has held some in person presentations for homeowners at the Lakehouse to discuss their plans for Brightwater
 - ii. Discussed intentions to break ground on new homes in March of 2023, a presentation of neighborhood plans will be made available soon
 - iii. Some conceptual house images were shared, amenities planned mentioned were the Lakehouse being opened
 - iv. Also announced was a walking/ hiking/ biking path trail system around property including the other side of Gypsum Creek Rd and another neighboring property that is planned for purchase
 - v. Golf course
 1. Original 18 holes of BWC is planned to be opened
 2. Front 9 holes to be first and back 9 to come later
 3. Plans for a second 18 hole course being added to the neighboring property were announced

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4. Plans to sell Founding Club Memberships and potential for resident club memberships were discussed, details TBA
 - c. Community Liaison/Operations- Elevated Colorado, Matt Hayden
 - i. There has been an increase in activity with the DRB and BOD members of BWC as well as Siena Development to prepare for future meetings.
 - ii. Summer projects in Brightwater included lamp post staining, light bulb replacements, light sensor replacements; asphalt crack filling and sunken "birdbaths" patched; Comcast is continuing their broadband cable project; open space beaver dam mitigation still attempting to get contractor onsite; fencing along fisherman's path and north gate exit side repaired; north gate exit side will undergo repairs soon
 - iii. 117 Tallgrass construction continues appears to be getting closer to being completed with recent driveway addition to lot
 - iv. It was requested to have an internal communications group within the association as things are changing so quickly. Matt indicated that he will continue to look into additional ways to internally communicate effectively
 - d. Financial & Budget- Marchetti & Weaver
 - i. Operations are on track to stay within budget
 - ii. Review and Approval of Accounts Payable- Motion made and passed to approve Accounts Payable
 - iii. Review of Accounts Receivable and Collections
6. New Business
- a. Approval of new Rules and Collection Policies
 - i. State legislature passage of HB 1137 requires changes to Association Documents Rules Policy and Collections Policy
 - ii. Motion made and carried to approve the new Third Amended and Restated Collection Policies and Procedures
 - iii. Motion made and carried to approve the updated Property Owners Association Amended and Restated Association Covenant and Rules Policies and Procedures
 - b. Elevated Colorado contract renewal
 - i. Motion made and approved to continue contracted services for management of association
 - c. Snow removal contract- Beaumont Excavating Inc.
 - i. Motion made and approved to continue contracted services for snow removal services of association
7. Member Forum/ Public Comment: Owner questions
- To developer:
- Golf/ Amenities:
- a. How can existing owners be made aware of future opportunities to buy into Founding Memberships?
- Communications will be sent out through the BWC email list when available.
 - b. Will Siena recognize the membership investments of the original lot purchasers with Brightwater?
- Not yet decided. That investment was with the original developer and was not a part of the deal signed when Siena purchased the land from Gypsum Creek Holdings.
 - c. Will homeowners be able to access the 9 holes once opened?
- Only accessible to members of the club. Details TBA.

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- d. Will the golf course be fully private or publically available to non-members?
 - Not yet determined
- e. What additional amenities are being planned?
 - Health club, pool, ATV barn for ATV storage and easy access to BLM trail system. The plan is to separate spaces of use.

Building/ Plans

- f. Siena plans to offer activities staff to assist with fishing, ATV, fitness, etc.
- g. Does the developer have an option to purchase neighboring ranch land?
 - Under contract to purchase the neighboring 270 acres south of BWC and another 700 acres south of that is being discussed. This area will be developed to have houses and will contain a second 18 hole golf course.
- h. Will the additional golf course have a second clubhouse?
 - Likely to have a second clubhouse

Houses/ Future Builds:

- i. Will all sections be called Brightwater or called different names for different sections?
 - Plans to change the name to Sienna.
 - Probably will all be called the same name, TBD.
- j. Is the developer aware that another Sienna is currently being developed?
 - Are aware and expects the high-end nature of the product to differentiate between the neighborhoods
- k. Have the Design Guidelines been updated to mesh with more modern design elements of proposed homes?
 - Plan to propose to change the Design Guidelines
- l. Will the homes be spec builds or developer builds?
 - Individual lot owners will have the option to have the developer build or contract with someone else, but Siena will build on their owned lots.
- m. Will houses have basements?
 - Some will have crawl spaces, later houses expected to have basements, none at grade
- n. What pricing are you expecting for lots and houses?
 - Not yet ready to announce, but will be houses only, not lots
- o. Where else has the developer built?
 - Palm Springs, Hawaii, Louisiana, Texas, Aspen, and others
- To Board
- p. Due to the amount of lots owned, does the developer have the power to essentially do what they want?
 - While the developer does have a lot of votes, they do not control the board of directors or design review board. All things have been discussed in a collaborative spirit and are expected to remain this way.

8. Board Meeting Adjourned at 12:33pm

Minutes taken and submitted by Elevated Colorado Management