

Brightwater Club Property Owners Association

The 2023 Annual Meeting of the Homeowners
Held Saturday, January 7, 2023, at 4:00 pm
The Creekside Clubhouse & Grill, 530 Cotton Ranch Dr, Gypsum, CO

MINUTES

1. Call to Order, Declaration of Quorum, Proof of Notice: The meeting was called to order at 4:05pm by Board President Don Janklow.
 - a. With more than 10% of lot owners present in person, on the phone, or by proxy, a quorum was met.
 - b. Board Members Present: Don Janklow, Inga Causey, Josh Kroot, and Don Jennings
 - c. Lot Owners Present, with Proxy, and Not Present are listed at the end of the minutes.
 - d. Others present: Eric Weaver and Erin McCauley with Marchetti & Weaver (association accounting) and Matt Hayden with Elevated Colorado (property liaison)
2. Consideration of the Agenda: The order of the agenda was altered to move the Board Elections after the Community Reports.
3. Member Education: Eric Weaver explained the makeup of the association as 310 platted properties in the Association and that if you purchased a lot in Brightwater Club, you automatically became part of the Association. Every lot gets one vote. He also explained that most of the information for the Association can be found on the Brightwater website and encouraged owners to reach out to the community liaison, Matt, with the management company, Elevated Colorado, with any questions they might have.
4. Meeting Minutes Approvals: Review and Approval of the January 8, 2022, Annual Meeting and February 11, 2022, Continued Annual Meeting Minutes
-Upon a motion duly made and seconded, the owners unanimously approved the 2022 Meeting Minutes for both the Annual and Continued Annual Meetings.
5. Reports:
 - a. Community Liaison- Elevated Colorado Management Services, Matt Hayden
 - i. Matt reported that the North Gate exit has been repaired
 - ii. All streets, developed or not, are now being cleared of snow for access to the lots
 - iii. The Land Trust said that BWCPOA is doing a good job of taking care of the open space and wetlands west of the neighborhood
 - iv. A few street lights have had the bulbs replaced in the fall and one lantern fell and is being repaired
 - v. Communications will continue and occur mostly by email
 - vi. And lastly, Matt encouraged all owners to keep their contact information up to date so that they can continue to receive news from the POA
 - b. Developer- Siena Development, Don Jennings
 - i. Don stated that Siena has 19 home designs in sketch
 - ii. The current plan is to begin with six homes to break ground being built in the spring

- iii. A marketing program is planned to launch soon around that time,
- iv. As the first six homes sell, the next group of houses will be built with the goal to be selling of houses as the market supports
- v. Announced desired amenities are to get the restaurant back up and running as well as to provide a gym/ fitness facility for owners to enjoy
- vi. Other desired amenities include activities for the owners with an on-site activity director for programs,
- vii. It is hoped that the golf course will be playable by July as a lot of work was done in preparation for this in 2022
- viii. Lastly, Don stated that they desire to create a community. Having residents that are connected makes the project a success and to help create this, he is open to discussions with owners to hear their desires, recommendations, or concerns about the continued development of Brightwater Club.

c. **Financial & Budget- Marchetti & Weaver, Eric Weaver**

- i. Eric stated that the association is in very good health and that Accounts Receivable look good.
- ii. The breakout of responsibilities was discussed. Eric reminded the owners that the roadways, Lake House, Cast-Off Cabin, and Entry Gatehouse are not association owned, and are developer owned. The history of the need to maintain the roads was discussed in the past and it was decided that the association would maintain them for the existing homeowners' use
- iii. The 2023 Budget was discussed
 - 1. Those present were reminded that the dues are paid annually for 2023 as they were in 2022.
 - 2. The operations budget was kept in alignment with prior years without any major increases. As the developer's plans move along in the future, the budget will continue to reflect the known upcoming needs of the Association.
 - 3. The reserve budget also is being kept in alignment with the expected short-term needs of the association. It is known that the fund will need to increase substantially as the neighborhood's developed areas continue to grow.
 - 4. The roads for example will eventually need to be resurfaced and this will cost significantly more than the fund currently has set aside. They are being addressed as needed with patching of buckling or sunken areas year-to-year.
 - 5. Annual dues are \$1,000 for 2023

6. **Board Member Elections:** Two Directors for a three-year term

- a. Michael Schneider and Inga Causey's seats are up for re-election
- b. Six nominees were received: Inga Causey and Michael Schneider ran again and new nominees were Wayne Conrad, Dominic DeMaria, Steve Garrison, and Maury Keller
- c. With more than 50% of the vote, Wayne Conrad and Maury Keller were elected to the board and replaced Inga and Michael.

7. Member Input and Comments:

- a. It was asked of the developer if the first six sketches have been submitted to the DRB for approval.
-Siena stated that they have not yet, but they expect to make those submittals soon.
- b. An owner wanted to know if the current sketches would be approvable under the existing DRB guidelines.
 - i. Don Jennings said that they were not yet, but it was mentioned that the DRB guidelines are in discussion for the changes necessary to make this possible.
 - ii. It was added by Eric that the DRB Guidelines recently went through a refresh and had it been known that the new developer was going to close on the purchase of the remaining BWC lot so soon, this process would have occurred in coordination with the new developer to be in alignment with their plans for the association.
 - iii. Additionally, it was mentioned by Don that it is Siena's plan to take over the DRB to make the process more seamless and easier for them to build.
 - iv. Inga stated that it is the board's intention to work with Siena as their success is the neighborhood's success, but that the needs of the association are the board's responsibility to keep in consideration too.
- c. An owner asked about the intention of the developer for the density of the association.
 - i. Don said that they plan to develop on all of their owned lots and that they will develop as the market supports them.
 - ii. This may mean some time frames have more houses under construction than others. There is no plan to further divide the existing platted lots to increase density.
 - iii. The goal is to build a luxury, high-end product; not to reduce property values, but to increase them with excellent construction and amenities.
- d. It was asked if Siena's plans included the development of lots with ADUs (Accessory Dwelling Units).
-These are currently not allowed by the Town of Gypsum and Siena does not plan to develop ADUs either.
- e. Siena was asked which lots they planned to develop.
-Some of their lots that are closer to the main entrance will likely be the first ones developed.
- f. Does Siena plan to reactivate the Club aspect as originally intended by the original developers of Brightwater?
- It is planned to be a private club with amenities dedicated towards that. What those will eventually have yet to be determined.
- g. An owner asked for details surrounding the possibility of the purchase of additional adjoining land to expand the neighborhood further.
 - i. Don answered that they are considering that, but that no additional land has been purchased and that these types of questions will be looked at in the future.
 - ii. It was also stated as a reminder by Eric that there are about 300 lots on the west side of Valley road and that there are over 200 on the other side. The west side of the road has the front nine holes of the golf course and the back nine were originally designed to be on the east side of the road. The infrastructure is all on the west side of the street currently. Only the irrigation for the golf course was run on the east side of the street. So

the east side will take more development to get it up and going when it grows to that point.

- h. It was asked how the roads were going to handle the increased traffic of heavier construction vehicles.
 - Eric stated that this was the type of thing that would have to be considered with future budgets and that the roads would continue to be maintained.
- i. Matt was asked about the sunken manholes along the roadways and if they are going to be addressed.
 - i. Matt stated that some streets have sunken manhole covers and others have raised ones.
 - ii. He said that these are considered for the annual repairs to the road if they get too sunken and cause pooling of water or too raised and become a hazard for snow plowing.
 - iii. In addition, the buckling and sinking of areas of roadways are considered too. The biggest offenders are addressed each year.
 - iv. Only a full resurfacing of the roads will address everything to the same standard, but this is unlikely until the construction of the neighborhood has leveled out in the future. Until then, these will all be addressed as needed.
- j. Matt was asked about the crack-filling projects that occur each year or so and if it was the expectation that they would be sealing the cracks where the roadway meets driveways.
 - Matt stated that his focus had been on the roadways themselves, but that for future crack filling projects, he would ensure that the sealing was occurring consistently throughout the neighborhood.
- k. A concern was raised that some of the street lights appeared to not be working after the Comcast crew had laid infrastructure in that area.
 - Matt encouraged all owners to reach out when they had a street light out and that they would be addressed quickly. If it was determined that the issue was more than a bulb, this would be taken care of too.
- l. An owner asked about their final DRB approval and what was a reasonable amount of time to expect the return of their deposits.
 - i. Matt stated that their request for the final inspection was very recent and that, unfortunately, the challenge the DRB was having was that the request had occurred after there was snow on the ground. This was the cause of the delay as the ground coverage was a part of what needed to be inspected and it could not be completed at this time.
 - ii. Matt additionally stated that he had received the owner's submitted pictures of the ground coverings in the summer and had passed those onto the DRB.
 - iii. Lastly, Matt said that the DRB was trying to consider the specifics of the request, and given the challenges, was hoping to bring forward a proposed solution soon.

8. Adjournment of the Annual Meeting: With no additional association business to discuss, the meeting was adjourned at 5:56pm.

2023 Board of Directors:

Don Janklow (expires 2024), Don Jennings (expires 2025),
Josh Kroot (expires 2025), Wayne Conrad (expires 2026), and Maury Keller (expires 2026)

Meeting attendance: (Fx= filing number, then lot number, & address if assigned)

1. Lot owners present:

<u>F1</u> Tract P			
<u>F2</u> D047 - 0021 Bucktail	F2D052 - 239 Bucktail	F2D053 - 0273 Bucktail	F2E061 - 0042 Herons Way
F2E062 - 0074 Herons Way	F2E063	F2E064	F2E065
F2E066	F2E067	F2E068	F2E069 - 0250 Herons Way
F2E070 - 0286 Herons Way	F2E071 - 0304 Herons Way	F2E072 - 0318 Herons Way	F2E074 - 0319 Herons Way
F2E079 - 0197 Herons Way	F2F085 - 0052 Cutbow	F2F087 - 0120 Cutbow	F2F088 - 0152 Cutbow
F2F089 - 0184 Cutbow	F2F090 - 0222 Cutbow	F2F091 - 0260 Cutbow	F2F100 -69 Cutbow
F2I008 - 0135 Foxprowl	F2I009 - 0157 Foxprowl	F2I010 - 0171 Foxprowl	F2I011 -185 Foxprowl
F2I014 - 0235 Foxprowl	F2I022 - 0081 Bluestem	F2I025 - 0042 Bluestem	F3J033 - 0101 Lanterns Way
F2I027 - 0010 Bluestem/361 Foxprowl	F2I028 - 0009 Hares Ear	F2I029 - 0041 Hares Ear	F2I035 - 0064 Hares Ear
F2I039 - 0162 Foxprowl	F2I041 - 0100 Foxprowl	F2I045	F2I046
<u>F3</u> J001	F3J003	F3J004	F3J005 - 0110 Hearthstone
F3J006	F3J007	F3J008	F3J009
F3J010	F3J011	F3J012	F3J013 - 0220 Hearthstone
F3J014 - 0248 Hearthstone	F3J015	F3J016	F3J019 - 0320 Hearthstone
F3J020	F3J022	F3J023	F3J024
F3J025	F3J026	F3J027	F3J028
F3J029	F3J030 - 0131 Lanterns Way	F3J031 - 0129 Lanterns Way	F3J032 - 0115 Lanterns Way
F3J035	F3J036	F3J037	F3J038
F3J039	F3J041 - 0063 Hearthstone	F3J045	F3J046
F3J047	F3J048	F3J049	F3J053
F3J054	F3J055	F3J056	F3J057
F3J058	F3K001	F3K002	F3K003
F3K004	F3K005	F3K006	F3K007
F3K008	F3K009	F3K010 - 0192 Bridle Path	F3K011
F3K015 - 0073 Lasso	F3K016	F3K017	F3K018
F3K019	F3K021	F3K022	F3K023
F3K024	F3K025	F3K026	F3K027
F3K028	F3K029	F3K030	F3K031
F3K032	F3K033	F3K034	F3K035
F3K036	F3K037	F3K038	F3K039
F3K040			
<u>F4</u> G002	F4G003	F4G004 - 0118 Tallgrass	F4G005
F4G009 - 0262 Tallgrass	F4G012 - 0325 Tallgrass	F4G014 - 0287 Tallgrass	F4G017 - 0207 Tallgrass
F4G023	F4G024	F4G025 - 0023 Tallgrass	F4H026
F4H027	F4H028	F4H029	F4H030
F4H031	F4H032	F4H033	F4H034
F4H035	F4H036	F4H037	F4H038
F4H039	F4H040	F4H041	F4H042
F4H043	F4H044	F4H045	F4H046

F4H047	F4H048	F4H049	F4H050
<u>F5</u> L001	F5L002	F5L003	F5L004
F5L005	F5L006	F5L007	F5L008
F5L009	F5L010	F5L011	F5L012
F5L013	F5L014	F5L015	F5L016
F5L017	F5L018	F5L019	F5L020
F5L021	F5L022	F5L023	F5L024
F5L025	F5L026	F5L027	F5L028
F5L029	F5L030	F5L031	F5L032
F5L033	F5L034	F5L035	F5L036
F5L037	F5L038	F5L039	F5L040
F5L041	F5L042	F5L043	F5L044
F5L045	F5L046	F5L047	F5L048
F5L049	F5L050 - 0190 Doll Station	F5L054	F5L055 - 0127 Doll Station
F5L057	F5L059		
<u>F6</u> Lot 2			

2. Lot owners represented by proxy:

<u>F2</u> D050 - 0159 Bucktail	F2D051 - 0205 Bucktail	F2D058 - 0413 Bucktail	F2D059 - 0441 Bucktail
F2E060 - 0018 Herons Way	F2E084 - 0021 Herons Way	F2F097 - 0177 Cutbow	F2F098 - 141 Cutbow
F2I002 - 0039 Foxprowl	F2I004 - 0061 Foxprowl	F2I006 - 0101 Foxprowl	F2I016 - 0281 Foxprowl
F2I021 - 0075 Bluestem	F2I030 - 0065 Hares Ear	F2I042 - 0088 Foxprowl	F2I043 - 0076 Foxprowl
<u>F3</u> J018 - 0308 Hearthstone	F3K013 - 0064 Lasso		
<u>F4</u> G016 - 0231 Tallgrass	F4G022 - 0099 Tallgrass		
<u>F5</u> L053 - 0171 Doll Station	F5L060 - 0015 Doll Station		

3. Lot owners not present:

<u>F2</u> D048 - 0077 Bucktail	F2D049 - 0113 Bucktail	F2D053 - 0273 Bucktail	F2D054 - 0301 Bucktail
F2D055 - 0345 Bucktail	F2D056 - 0367 Bucktail	F2D057 - 0399 Bucktail	F2E073 - 0325 Herons Way
F2E075 - 0289 Herons Way	F2E076 - 0253 Herons Way	F2E077 - 0357 Herons Way	F2E078 - 0211 Herons Way
F2E080 - 0175 Herons Way	F2E081 - 0139 Herons Way	F2E082 - 0113 Herons Way	F2E083 - 0085 Herons Way
F2F086 - 0086 Cutbow	F2F092 - 0288 Cutbow	F2F093 - 0302 Cutbow	F2F094 - 0273 Cutbow
F2F095 - 0245 Cutbow	F2F096 - 0203 Cutbow	F2F099 - 0107 Cutbow	F2F101 - 23 Cutbow
F2F102 - 0015 Cutbow	F2F102 - 0015 Cutbow	F2I001 - 0015 Foxprowl	F2I003 - 0053 Foxprowl
F2I005 - 0085 Foxprowl	F2I007 - 0113 Foxprowl	F2I012 - 0199 Foxprowl	F2I013 - 0213 Foxprowl
F2I014 - 0235 Foxprowl	F2I015 - 0259 Foxprowl	F2I017 - 0301 Foxprowl	F2I018 - 0325 Foxprowl
F2I019 - 019 Bluestem	F2I020 - 0033 Bluestem	F2I022 - 0081 Bluestem	F2I023 - 84 Bluestem
F2I024 - 0078 Bluestem	F2I026 - 0028 Bluestem	F2I031 - 0077 Hares Ear	F2I032 - 0093 Hares Ear
F2I033 - 0099 Hares Ear	F2I034 - 0086 Hares Ear	F2I036 - 0042 Hares Ear	F2I037 - 0020 Hares Ear
F2I038 - 0196 Foxprowl			
<u>F3</u> J002 - 0048 Hearthstone	F3J017 - 0294 Hearthstone	F3J021 - 0301 Hearthstone	F3J033 - 0101 Lanterns Way

F3J040 - 0077 Hearthstone	F3J042 - 0051 Hearthstone	F3J043 - 0033 Hearthstone	F3J044 - 0019 Hearthstone
F3J050 - 0187 Hearthstone	F3J051 - 0172 Lanterns Way	F3J052 - 0154 Lanterns Way	F3K012 - 0044 Lasso
F3K014 - 0074 Lasso	F3K020 - 0157 Bridle Path		
F4G001 - 0022 Tallgrass	F4G006 - 0172 Tallgrass	F4G007 - 0202 Tallgrass	F4G008 - 0232 Tallgrass
F4G010 - 0290 Tallgrass	F4G011 - 0316 Tallgrass	F4G012 - 0325 Tallgrass	F4G013 - 0311 Tallgrass
F4G015 - 257 Tallgrass	F4G018 - 181 Tallgrass	F4G019 - 159 Tallgrass	F4G020 - 0135 Tallgrass
F4G021 - 0117 Tallgrass			
F5L045 - 0098 Doll Station	F5L051 - 0191 Doll Station	F5L052 - 0185 Doll Station	F5L056 - 109 Doll Station
F5L058 - 0069 Doll Station			

DRAFT

Minutes taken and respectfully submitted by Elevated Colorado Management Services