

Brightwater Club Property Owners Association
Special Meeting
Held Virtually, Monday, February 27, 2023, 10:00 AM MST

-Minutes-

1. **Call to Order:** The meeting was called to order at 10:07 am.

2. **Roll Call/ Establishment of Quorum:**

Board members in attendance were Don Janklow, Don Jennings, Wayne Conrad, Josh Kroot, and Steve Garrison. With all Board Members in attendance, a quorum was reached.

Homeowners in attendance were Liz Nacron, Dominic DeMaria, Steve DeMaria, Marge & Mark Spaninger, Stacy & David Thibedeau, Andy LaBolle, Mercy Ruttu, Larry Fowler, Janice Spencer, Bev Garrison, John Cottam, Diane & Carl Luppens, and Tom Dregoris. Additionally, there was one unidentified owner who called in.

Others in attendance were Curtis Amburn, Louis DeRudder, and Marc Noel from Siena Dev, Eric Weaver from Marchetti & Weaver, Allison Kent and Dominic Mauriello from Dominic Mauriello Group, and Matt Hayden with Elevated Colorado Management.

3. **Design Review Board Appointment Discussions:** The motion was made that it appears that Siena has the declarant rights and to that point to remove the current members of the Design Review Board and appoint Don Jennings, Aaron Kaplan, and Curtis Amburn as the Design Review Board members and that the size of the DRB will be set at three members.

The motion carried with a vote of four in favor and one opposed. By the action taken by this vote, the contract with the Dominic Mauriello Group was ended as well.

4. **Design Review Guidelines Discussions:** Siena Dev circulated a redlined version of the Design Review Guideleines. They desire to make a few changes to the document to make it easier for them to begin construction on the new homes in Brightwater Club. This document will be finalized and approved by the DRB and then will be presented to the owners within the association. It was approved that the redlined version will be made available for owners to view during this process.

5. **Other Business:** The matter of Declarant's Rights was discussed. At this time there is no legal agreement between the council of Siena Dev and BWCPOA as to the transfer of this right. This will be further discussed offline between the attorneys with the goal of a decision before the March BOD meeting.

6. Member Comments:

-It was asked if there were any drawings or sketches available for the owners to view. It was stated by Don Jennings that the artist renderings had been shared at previous community events and would likely continue to be shown in this way and more events will be announced in the future.

-An owner asked if the current designs of homes in the neighborhood were considered by the architect in the new designs to make sure that the continuity was kept. Don Jennings stated that they were and that while the new homes will be of a more mountain-modern style, the older and newer homes will fit well together and that the diversity will improve the neighborhood.

-Another owner asked how the differences in Design Guidelines would be implemented. Would someone who was already in the process need to make changes when the new Guidelines are adopted? It was clarified that the Guidelines that the approvals were made under would continue to guide the building process for those houses. As the new Guidelines are adopted, houses approved after that will need to conform to the Guidelines of that time. No one will be required to make changes to previously approved plans- existing or in process.

- Don Jennings was asked to clarify the statement that they were going to be building primarily single family homes. He stated that they planned to also build amenities like a Clubhouse and a Fitness Center in addition to the single family houses.

- Siena was asked if they knew how long it would take them to build out the neighborhood or if they had an idea of how many they would be building at a time. Don Jennings said that they would build at the pace of demand and that they expected the process to take less than 10 years depending on demand and the economy.

7. Adjournment: With no further business to discuss, the Special Meeting was adjourned at 11:55 am.

2023 BWCPOA Board of Directors

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