

Brightwater Club Property Owners Association
Board Meeting
Held Virtually, Friday, March 17, 2023, 10:00 AM MST

-Minutes-

1. **Roll Call, Call to Order:** The meeting was called to order by Don Janklow at 10:06 am.
2. **Verification of Quorum and Proof of Notice of Meeting:**

Board Members on the call were Don Jennings, Don Janklow, Maury Keller, & Josh Kroot
Lot/ Home Owners on the call were Laura Sellards, Laurie Slaughter, Dwight Holloway, Carl Luppens, Mary Hay, Greg Nacron, Ora DeMaria, Michael Schneider, Kevin Dickenson, and Steve DeMaria
Others on the call were Eric Weaver and Erin McCauley of Marchetti & Weaver and Matt Hayden with Elevated Colorado Management

 - a. With four of five board members in attendance, a quorum was reached
 - b. The meeting was noticed on the Brightwater Club website, but management did not get an email out to the ownership as has traditionally been done.
 - i. An email went out during the meeting to extend the invitation to any owners who were available and desired to join the meeting
3. **Meeting Postponement Consideration:** It was moved and seconded that the meeting be moved to the following Friday, March 24th, because no email notice had been sent to the POA membership as is the custom and practice of the POA Board. The motion failed because of a lack of majority vote; being two Ayes and two Nos.
4. **Approval of Minutes:** A motion was made and unanimously voted to approve the minutes for the February 27, 2023 Special Meeting, with additions and corrections.
5. **Board of Directors Officers Appointments:**

A motion was made and duly passed to elect the following as the new 2023 Board of Directors makeup:

 - a. President- Don Janklow
 - b. Treasurer- Maury Keller
 - c. Secretary- Don Jennings
 - d. Asst Secretary- Josh Kroot
 - e. Asst Secretary- Wayne Conrad
6. **Reports:**
 - a. Developer Update- Siena Dev
 - i. House construction
 1. Siena intends to begin to get plans submitted and for consideration of the DRB
 2. They intend to have three houses under construction by May or June and up to 10 houses under construction this summer, hopefully by July.
 - ii. Golf Course
 1. They feel that they are getting close and will begin to work aggressively to get 9 holes of the golf course ready.

2. This will mean that although there has been easy access to the relatively unmaintained course in the past few years, owners will need to stay off the course to allow the work to be done and for everyone's safety.
 3. More information is being prepared on the golf programs that will be offered to owners of Brightwater Club properties.
- iii. Other Amenities
 1. There are due diligence studies ongoing for ideas like equestrian and ATV programs
 2. Ideas like pickleball and others activities that could be added are being considered too.
- b. Design Review Board- Siena Dev
 - i. The DRB is aware of five or so other houses in the planning process by lot owners for construction this summer.
 - ii. While there were a few snags in the beginning, the transition to the new DRB and the new processes being implemented are going well.
 - iii. The three owners with submitted plans have been contacted and their processes are moving forward. These will be discussed at the April DRB meeting.
 - iv. New DRB guidelines will be posted for the view of owners as well as a summary of the proposed changes to highlight the differences
 - v. The finances of the DRB and how to handle the accounting of the plans being processed will be decided by the DRB.
 - vi. These points will be discussed at the April DRB meeting with decisions soon to follow.
 - c. Community Liaison/Operations- Matt of Elevated Colorado
 - i. The lantern that fell from the post at Brightwater Club Drive and Bucktail has been repaired and replaced
 - ii. Snow removal operations have been expanded to include all of the side streets and cul-de-sacs to provide access to future development planning and progress.
 - iii. There has been an increase in gate traffic
 1. More requests for access codes for real estate professionals to show lots
 2. Increased vendor traffic coming to meet the developer
 - iv. There was a drainage issue on Tallgrass with the amount of snow that fell this winter and the runoff it produced on the golf course when the temperatures warmed up.
 1. The drainage system was overwhelmed and the water rose over the embankments and entered a homeowner's lot.
 2. Quick reactions from the owner and rapid response and coordination between the developer's golf maintenance team, the management team, and the town of Gypsum got the issue under control.
 - d. Financial & Budget- Eric of Marchetti & Weaver
 - i. Review of 2022 financials
 1. The association's accounts are well funded
 2. All deposits are FDIC insured and managed through UMB Bank
 3. Association's CDs are taking advantage of the increased interest rates.
 4. The operating expenses came in very close to budget and the savings will be rolled into the operating reserve fund for future operations expenses.

- ii. Accounts Payable were reviewed
- iii. Accounts Receivable and Collections were reviewed
- iv. A motion was made and unanimously passed to approve the financials as presented.

7. New Business:

- a. The LG Triathlon has requested to use the Lakehouse on July 8th as a transition place for the race.
- b. President Don Janklow stepped away from the meeting and Eric Weaver helped to take the motion to the floor that was duly passed to allow for the race to use the Lakehouse.

8. Adjournment: Having no additional business to discuss, the meeting was adjourned at 11:20 am.

<u>2023 Board of Directors</u>	<u>Term Expires:</u>
President, Don Janklow	2024
Treasurer, Maury Keller	2026
Secretary, Don Jennings	2025
Asst. Secretary, Josh Kroot	2025
Asst. Secretary, Wayne Conrad	2026

Minutes taken and respectfully submitted by Elevated Colorado Management

*Administration and Management Provided By: Elevated Colorado Management Services, LLC
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