Brightwater Club Property Owners Association
Board Meeting Agenda
Friday, March 15, 2024, 10:00 AM MST
Meeting was held via teleconferencing

Board of Directors	Term Expires:
Don Jennings	2025
Josh Kroot	2025
Maury Keller	2026
Wayne Conrad	2026
Bill Pugh	2027

1. **Call to Order:** Absent an elected Board President, the meeting was called to order by Community Liason Matt Hayden at 10:06am.

2. **Roll Call:** All board members were present and a quorum was established.
    a. Board of Directors members present: Maury Keller, Josh Kroot, Don Jennings, Bill Pugh, and Wayne Conrad
    b. Homeowners present: Carol Callinoff & Neal Virkozic, Dominic & Ora Demaria, Joe & Janice Spencer, Andy LaBolle, TJ Hay, Steve DeMaria, Kirk French, Don Janklow, Wade Hill, and Mark Spanninger
    c. Also present were: Eric Weaver & Erin McCauley of Marchetti & Weaver for Accounting, Matt Hayden of Elevated Colorado Management, and Ryan Kent of Siena Development.

3. **Approval of Minutes:** A motion was made and unanimously passed to approve the minutes of the November 17, 2023 Board Meeting.

4. **Board of Directors Officers Election**:
    The following appointments were approved by the board:
    a. President: Don Jennings
    b. Secretary: Wayne Conrad
    c. Treasurer: Maury Keller
    d. At Large/ Asst. Secretaries: Josh Kroot & Bill Pugh

5. **Reports:**
    a. Developer Update- Siena Development, Don Jennings
        i. Upcoming event calendar is taking shape. Some of the expected events this year will include potluck meals, group hikes, hosting the LG triathlon and a cross-country meet, a Thanksgiving celebration, Broncos football game viewings, and a Christmastime holiday party.
        ii. Pond aeration is being investigated to be repaired or replaced
        iii. The Association Master Plan is still under review and is not yet available
            1. Their priority is to get this information to the property owners
            2. Siena wants it to be done correctly rather than quickly
            3. It will contain additional items such as trail systems including hiking and biking.

iv. Golf course membership & activity information is forthcoming and has not yet been announced.

b. Design Review Board- Siena Development, Don Jennings
   i. Three developer houses are currently under construction as are two individually owned homes.
   ii. Road cleanliness is a focus and equipment is being modified to assist and there was acknowledgement that dirt and mud have been an issue.
   iii. Lot marking fence materials are being changed to address the loss of materials on high wind days.
   iv. There are currently DRB approvals on approximately 16 homes
   v. An issue of compliance of keeping construction areas clean of debris, and the roadways clear was discussed and will be addressed in the next DRB meeting to provide some options for fines, etc. to be levied to aid in prompting compliance.
      1. Access to the property and proper tracking of who is onsite in the neighborhood was discussed.
      2. A sub-committee comprised of sub-chair Maury Keller and chairpersons Don Jennings and TJ Hay with the assistance of Matt Hayden will address the concerns and look into addressing security, access, and compliance concerns for the POA.

c. Community Liaison/Operations- Elevated Colorado
   i. Federal Corporate Transparency Act- Association council Dan Wolf was not available to speak to the new federal act. Matt spoke to the requirements of the act at a high level, but also mentioned that currently the legislation is on hold as it works through the court system ad will have more information as it develops.
   ii. Entrance gates and cameras were additionally discussed for the need to update the systems to assist the sub-committee and the security of the association overall. The aging equipment will not be able to be repaired for much longer. Additionally, as the construction activity has increased, so have the repairs needed to the gates.

d. Financials- Marchetti & Weaver, Eric Weaver
   i. Financials- one owner is currently going through a collections process with the association. Ended 2023 with ~$2M in both the operations and reserve accounts
   ii. Accounts Receivable and Accounts Payable were both reviewed.
   iii. A motion made and duly passed to approved the financials, AP & AP as presented.

6. New Business

a. Ground squirrel mitigation, a proposal was receved to address the ground squirrel concerns on the west side of Valley Rd. These costs will be split between the developer and the POA using a ratio of 55% to 45% of developer-owned and POA-owned areas.
   i. Population control needs to occur soon before new litters are born for the year.
   ii. Concerns were raised as to the nature of the chemical used and its ability to injure or cause harm to people, pets, wildlife or the surroundning enviorment. The exterminator assured those present that the product was safe and had seen no issues in the 15 years of this product being used for this purpose.
   iii. A motion was made and was approved to contract with Dr Death for $35,500 for the ground squirrel mitigation this spring.

7. Member Forum/ Public Comment
    a. Due to the increased contruction activity, it was suggested that a community clean up daylight be held this spring. Event Coordinator Ryan Kent to spearhead this and add it to the forthcoming events calendar.
    b. There was a request for new BOD member Bill Pugh to introduce himself as he was not able to attend the Annual Meeting in person. Bill stated that he is a lifelong southern California residentwho owns a lot in the development. He hopes to build a family home and join the community. He also stated that professionally he is an investment manager and is an investor in the Two Plots fund.
    c. Another board member, Josh Kroot, also introduced himself. While he has been on the board for two years, he recognized that not everyone has had the cance to meet him. He stated that he is legal council that assists with the financial fund for Two Plots.
    d. A homeowner mentioned that the original intent of the gatehouse was that it was to be manned and she hoped that this would be the a part of the new plan as it is developed. While technological advancements need to be made, a person at the gate was preferred.
    e. The reason for the Annual Meeting being held in January each year was asked and it was additionally requested that it be moved to the summer when more owners could attend. Eric Weaver stated that it could be looked into, but that the Meeting was held in conjunction with the presentation of the Annual Budget and that this was required to be presented and approved prior to the beginning of the new year.
    f. It was asked if the Carriage House would continue to be part of the development. Don Jennngs stated that they under contract to purchase the Carriage House, but have not yet closed and that it was Siena's intent to use this as the pro shop and starting point for play on the golf course.
    g. It was requested that the mentioned Event Calendar be published and be done earlier in the year so that owners could make arrangements to participate more easily. Don Jennings stated that this was the goal and that the details of the first event calendar should be ready soon.
    h. It was asked if it had been determined when the name change would officially take place. Don Jennings stated that this too was a part of the Master Plan for the POA and more details would be forthcoming.

8. **Adjournment of the Board Meeting:** With no further association business to conduct, the meeting was adjourned at 11:58am.