Brightwater Club Property Owners Association
Board Meeting Minutes
Friday, May 17, 2024, 10:00 AM MST

Meeting held via teleconference

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

1. **Call to Order**: The meeting was called to order at 10:04 am by Board President Don Jennings.
    a. Board members in attendance: Wayne Conrad, Don Jennings, Josh Kroot, and Bill Pugh
    b. Lot owners in attendance: Dominic DeMaria, Don Janklow, Mark Spanninger, Paul Gray, Kirk French, Laura Sellards, Scott Green, TJ & Mary Hay, Steve DeMaria, Russ Hatle, Janice Spencer, and Lauren Collar
    c. Also in attendance: Erin McCauley and Eric Weaver from Marchetti and Weaver and Matt Hayden from Elevated Colorado

2. **Verification of Quorum:** With four of five board members in attendance, a quorum was established to conduct the association's business.

3. **Approval of Minutes:** The March 15, 2024 Board Meeting minutes were unanimously approved.

4. **Reports:**
    a. Developer Update- Siena Development
        i. Ground squirrel mitigation efforts have been successful. The population has been reduced as was hoped.
        ii. Dust mitigation efforts are underway with new construction areas. Site crews are using water to keep dirt pile dust to a minimum. Don requested notification if anyone sees dust or is having issues.
        iii. Site clean-up efforts continue. Site crews are cleaning up the build sites and road entry areas.
        iv. Concrete pours are not yet scheduled but are anticipated to occur soon.
    b. Design Review Board- Siena Development
        i. No new submittals since the last meeting
    c. Community Liaison/Operations- Elevated Colorado
        i. Comcast has not yet comitted to a summer work schedule
        ii. Comcast will assist in the running conduit to repair street lamp damage created by conduit runs dug last summer that severed wires.
        iii. A missing stop sign will be replaced on Bluestem and fabricated to match the others in the neighborhood.
        iv. The entry gates had issues since the last meeting. Broken arms and other equipment failures continue. The system is not currently albe to be updated for the north gate. The power outage experienced earlier in the week exposed an

issue where the gates will remain closed without power. These will be addressed by the gate committee's efforts.

v. Crack filling and asphalt repair vendors are being researched to address the road maintenance areas in the neighborhood.

d. Financial & Budget- Marchetti & Weaver
   i. Review and Approval of March 31, 2024 Financial Statements
      1. A motion was made and was passed to approve the Financial Statements from March 31, 2024
   ii. Review and Approval of Accounts Payable
      1. A motion was made and approved to approve the Accounts Payable as presented.
   iii. Review of Accounts Receivable and Collections
      1. Collection effort agreement has been made with an outstanding account. Four are currently not paid for the year. Three of these have payment arrangements being made and the last is being pursued for payment.
   iv. Other financial matters
      1. A motion was made and passed to add Maury Keller as a signer on the association's bank accounts.
      2. A motion was made and approved to open an additional interest account at US Bank to keep the association funds FDIC protected.

5. **Adjournment:** With no additional association business matters to attend to, the meeting was adjourned at 10:34 am.