Brightwater Club Property Owners Association Board Meeting Minutes
Friday, April 18, 2025, 10:00 AM MST
Meeting held by teleconference

Board of Directors	Term Expires:
Don Jennings	2028
Josh Kroot	2028
Maury Keller	2026
Wayne Conrad	2026
Bill Pugh	2027

1. **Call to Order**: The meeting was called to order by Board President Don Jennings at 10:05 am.

2. **Verification of Quorum**: All board members were in attendance, establishing a quorum. In attendance were:
   BOD: Don Jennings, Wayne Conrad, Josh Kroot, Bill Pugh, and Maury Keller
   Property Owners: Don Janklow, Melanie & Robert Soos, Scott Green, Mark Spanninger, Mary Hay, Janice Spencer, Andy LaBolle, Russ Hatle, Kirk French, Laura Sellards, Steve DeMaria, Kevin Kottenstette, and Larry Fowler
   Also in attendance: Erin McCauley and Jon Ericson (Marchetti & Weaver Accounting), Louis DeRudder (Two Plots/ Sienna Dev), Tiffany Christine McCrackin (RE agent), and Matt Hayden (community liaison/ management).

3. Approval of Minutes: The meeting minutes from November 15, 2024, were unanimously approved.

4. Reports
   a. Developer Update- Siena Development
      i. Five lots are currently under construction on a planned 18 month schedule
      ii. Issues with dirt on the street, dust in air, keeping fences up are all being addressed with fines for infringement and a water truck for dust mitigation.
      iii. Work on the back nine holes of the golf course are underway including irrigation impovements.
         1. Pond aerators are being addressed to keep the ponds in good condition.
         2. Additional staffing has been added for grounds maintenance.
      iv. Golf /membership program in continued development.
      v. The developer has requested that anyone who wants to be kept up to date on the development and member ship should reach out to Don or Wendy Jennings.
   b. Design Review Board- Siena Development
      i. Construction parking was addressed and will potentially be added to updated versions of the DRB Design Guidelines.

ii. Parking on adjacent lots with permission and construction parking to be contained to a single side of the road to provide access to the streets.
iii. Two completed homes have final compliance discussions underway for deposit returns.
iv. Lasso home plans approved for an individual, and another Lasso home is near completion for DRB consideration.

c. Community Liaison/Operations- Elevated Colorado
   i. The Comcast infrastructure work is wrapping up. Disturbed areas will be returned to pre-construction condition, per the contract.
   ii. The entrance/ exit gate improvements will begin this summer. Requests for access to view lots for sale are being denied. Perspective buyers are encouraged to engage with Siena or their broker for access.
   iii. Damaged or non-working lamp posts repairs are underway.
   iv. Annual street damage repairs, crackfilling, and sealcoating operations will be underway in the upcoming months.

d. Financial & Budget- Marchetti & Weaver
   The association's current financials, accounts payable, and receivable were reviewed

5. Old Business
   a. An update on the entrance and exit gate project was discussed. The proposal from Planter Four was unanimously approved.
   b. Ground squirrel mitigation is anticipated to begin again for the spring. Efforts will be expanded to the east side of Valley Road this year.

6. New Business
   a. Board officer positions were voted to remain the same for 2025
      i. President: Don Jennings
      ii. Secretary: Wayne Conrad
      iii. Treasurer: Maury Keller
      iv. Asst. Secretary: Josh Kroot
      v. Asst. Secretary: Bill Pugh
   b. The BOD meeting schedule for 2025 was approved
      i. Friday, June 20
      ii. Friday, September 19
      iii. Friday, November 14, for the 2026 Budget Meeting
      iv. Saturday, January 10, 2026, for the Annual Meeting of the Property Owners

7. Adjournment: The meeting was adjourned at 11:24 am.