Brightwater Club Property Owners Association
Board Meeting Agenda
Friday, June 20, 2025, 10:00 AM MST

This meeting was held via teleconferencing.

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 at 10:00 am by Don Jennings.

2. Verification of Quorum: With four of five board members in attendance, a quorum was reached.
    a. BOD Present: Wayne Conrad, Josh Kroot, Don Jennings, and Bill Pugh
    b. Homeowners Present: Laura Sellards, Andy LaBolle, Melanie Soos, Mary & TJ Hay, Mark Spanninger, Janice Spencer, Larry & Julie Fowler, Lauren Collar, Steve DeMaria, Don Janklow, Kirk French, and Julia Jin
    c. Also Present: Matt Hayden- Elevated Colorado Management, Erin McCauley & Jon Erikson- Marchetti & Weaver Accounting, and Jason Hand (interested in project)

3. Approval of Minutes: The Minutes from the April 18, 2025, Board Meeting were unanimously approved.

4. Reports:
    a. Developer Update- Siena Development
        i. Four sites are under active construction, one is being prepped to begin
        ii. Back nine holes of golf being worked on, east of Valley Rd
        iii. New capital injection expected. Membership info likely to follow
        iv. Siena Valley Club signs have replaced BWC signs throughout the neighborhood
    b. Design Review Board- Siena Development
        i. Home on Bluestem- DRB deposit return expected soon.
        ii. New home on Lasso in DRB process for approvals
        iii. Covenant enforcement underway for homes on Bucktail & Hearthstone
    c. Community Liaison/Operations- Elevated Colorado
        i. Ground squirrel mitigation was completed. This will be an annual effort.
        ii. Comcast project clean-up is ongoing, expected to be completed soon
        iii. Crackfill & asphalt patching to begin soon
        iv. Mosquito spraying has started for the summer
        v. Gate upgrade project is behind schedule. Poles to mount equipment were backordered.
        vi. Border fencing repairs will begin soon for the summer along the Fisherman path and the Land Trust border with the BLM.
    d. Financial & Budget- Marchetti & Weaver
        i. Review the YTD Financials

ii. Review and Approval of Accounts Payable- It was unanimously approved to pay the accounts receivable items.
iii. Review of Accounts Receivable and Collections

5. New Business:
    a. The POA will host the LG Tri July 12, 2025

6. Member Forum/ Public Comment:
    a. To developer:
        i. Will BWC signage remain on-site? Likely to remain Siena Valley Club in association wth the newly developed lots and developer plan.
        ii. Liquor license posting. One time event need? Likely for LG Tri.
        iii. Is dark sky compliance still in the DRB guidelines?
    b. Landscaping concerns were raised and will be addressed.
    c. Better communications from the liaison were requested. It was expressed that the emails and BOD meeting were not enough. A posted and updated list of ongoing concerns was suggested as a solution.
    d. The Janklow family invited home and lot owners to their semi-annual July 3rd, potluck @ 5pm

7. Adjournment: The meeting was adjourned at 11:35 am.