Brightwater Club Property Owners Association
Board Meeting Minutes
Held Virtually on Friday, September 19, 2025, 10:00 AM MST

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

1. Roll Call, Call to Order: The meeting was called to order at 10:01 am by Board President Don Jennings.

2. Quorum & Attendance: With all Board Members in attendance, a quorum was established.
    a. Board Members present were: Wayne Conrad, Don Jennings, Bill Pugh, Josh Kroot, and Maury Keller
    b. Homeowners present were: Scott Green, Dominic Demaria, Melanie Soos, Laura Sellards, Larry Fowler, Mary Hay, Kirk French, Janice Spencer, Lauren Collar, Kevin Dickinson, JL Petersen, Don Janklow, and Andy LaBolle
    c. Others present: Louis De Rudder, Jon Ericson, Matt Hayden, and Dan Wolf

3. Approval of Minutes: The meeting minutes for the June 20, 2025, Board Meeting were approved**.**

4. Reports:
    a. Legal- Dan Wolf, association counsel
        i. New state laws were passed requiring Collections and Enforcement Policy updates.
        ii. It was moved and unanimously approved to update the association's Collections & Enforcement policies in accordance with the new state requirements.
    b. Developer Update- Don Jennings for Siena Development
        i. Currently, five houses are under construction and development
        ii. Golf course maintenance of the front 9 holes continues and work is continuing on the back 9 holes.
        iii. Improvements to the exterior and landscaping maintenance and interior maintenance are ongoing at the Cast off Cabin and Lakehouse building areas.
        iv. Reminder of the Lakehouse Event on Sunday, September 21, for Broncos Football
        v. The recent Tri Event and Cross Country Meet were successful
        vi. Future event notices will target a two-week notice
        vii. Area lighting and signs were a part of the responsibilities agreement. Will remain POA responsibility for now.
    c. Design Review Board- Siena Development- Don Jennings
        i. The Spanninger homebuilding DRB deposits have been returned.
        ii. A reminder was communicated that there is a process for DRB approvals for upkeep and maintenance.

iii. A motion was made and unanimously approved for a new Design Review Board policy that includes a Review Fee of $500 and a Non-Compliance fee of $2500 if applications are not received and work is done without approval.
iv. Property projects at 77 Bucktail, 220 & 63 Heathstone are under compliance discussions.
v. The new construction approvals for 203 Cutbow, 136 Tallgrass were approved to begin building. These plans will be posted to the website.

d. Community Liaison/Operations- Matt Hayden with Elevated Colorado
   i. Comcast work appears to be completed, but it will be confirmed with Comcast project management
      1. Some marking flags were reported as remaining in some lots and will need to be removed
      2. The grass matting in several vacant lots is there to help revegetate these areas that were disturbed during the infrastructure project. These will remain in place over the winter to assist in the seed germination.
   ii. The gate program to update the gate systems is on hold. The contracted vendor closed their business. ECM will work to find a new vendor and will attempt to continue the original direction of the updates.
      1. This also affects the North Gate exit. It requires parts that were not ordered in anticipation of a full upgrade. A temporary closure of the exit side will be implemented to secure the community.
   iii. The perimeter fencing around the Open Space/ BLM border has been repaired. Some small repairs to the Fisherman's Path remain and will be addressed soon.
   iv. Asphalt work has been scheduled and should commence before the end of the month.
   v. Signs and street lights will be reinstalled as issues occur. Replacements are difficult to source due to the age of the items.

e. Financial & Budget- Jon Erickson with Marchetti & Weaver
   i. Jon reviewed the YTD Accounts Payable and Receivable Financials of the association
   ii. The payment of the Accounts Payable was unanimously approved. It was moved and approved to begin taking the next steps for the collection of delinquent dues in accordance with the association's collection policy.

5. New Business:
   a. A discussion was held surrounding communication with the lot owners. Elevated Colorado management suggested that the contact list should be shared with the developer to aid in more timely and direct communications with the association.
   b. It was moved and unanimously approved to share the owner contact list with Siena Development for direct owner communications.

6. Member Forum/ Public Comment:
   a. Don commented that home and lot owners are always invited to participate in the board meetings. However, everyone is encouraged to reach out to him or Matt Hayden directly for questions about the neighborhood. This will reduce the wait time for questions to be answered, as well as free up time in the board meeting to conduct the necessary POA business.
   b. Don was asked about the future construction plans.
      i. There is a plan, but they are announcing builds once plans have been approved and actual plans have been laid out to be built.
   c. Don was asked about the timeline for building as it was felt that the speed at which the houses are being built seems to be slow.

i. There is progress and is expected to be faster in the future. Steel building supplies have been a factor for two of the houses.

d. Comments were made about the golf cart path vehicle traffic Hearthstone/ Lakehouse cart path easement: Request to keep contractor vehicles off of sections of the cart path. Can the speed be observed/ controlled; safety concerns? These areas are also used by homeowners.
   i. The developer could not commit to restricting use, as it is necessary for their needs. Eventually, primary offices for the construction will be located somewhere other than the Lakehouse, and the traffic will be reduced in this area.
   ii. They will address the speed with their teams.

e. A better definition for expectations for future progress and office operations movement was asked of Don.
   i. A date could not be committed to.

f. House building timeline: When will the next house be under a roof?
   i. A schedule for completion could not be committed to. There can be a combination of resource delays, both in building materials and investor funding.

g. Can event traffic be better directed to prevent driving in the neighborhood in unneeded areas, as well as foot traffic on private property?
   i. They are learning with each event. Better directions or signs, and more staffing will be used to minimize wandering through the neighborhood.

h. New construction/ Club Memberships: Real estate questions and word around town is that non-Seina developed homes will not have access to Club Membership. Is this accurate?
   i. It is not true. Details for memberships have not yet been decided. People can build using non-Siena contractors. Houses have been approved by the DRB to be built using other contractors. Purchase of a non-Siena lot will not limit access to future Club Memberships when announced, but different membership tiers are likely.

i. It was requested that an event calendar: added to the website.
   i. Matt will look into this. Efforts will be made to offer a two-week notification for upcoming events. Direct communication with the ownership group should help this effort, too.

7. Adjournment: The meeting was adjourned at 12:20 pm.

Meeting minutes taken and submitted by Elevated Colorado Management