# Brightwater Club Property Owners Association

**The 2025 Annual Meeting of the Homeowners of**
**the Brightwater Club Property Owners Association**
**Town of Gypsum, Eagle County, Colorado**
**Held Saturday, January 11, 2025, beginning at 4:00 pm**

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Board of Directors:
Don Jennings, President (expires 2025)
Wayne Conrad, Secretary (expires 2026)
Maury Keller, Treasurer (expires 2026)
Josh Kroot, Asst. Secretary (expires 2025)
Bill Pugh, Asst. Secretary (expires 2027)

## MINUTES

1. Call to Order: The meeting was called to order at 4:15 pm by Board President Don Jennings.
2. Roll Call/ Declaration of Quorum, Proof of Notice: Per the Bylaws of the Association, the meeting notice was sent to all owners on December 20, 2024, by US Mail, posted to the association website, and by email. The requirements for a quorum were met by those present and by proxy for the meeting.
    a. Association members present:
        i. BOD: Don Jennings, Josh Kroot, Maury Keller, and Bill Pugh
        ii. Owners: Steve Garrison, Larry Boothby, Celeste Bradway, Brian GLimp, Jim Benjamin, Jill Price, Mark Spanninger, Russ Hatle, Stacy Thibedeau, Don Janklow, Wendy Jennings, Mary Hay, Janelle and Kevin Kottenstette, Laura Sellards, Lauren Collar, Julie and Larry Fowler, Jeff Petersen, Bruce Godfrey, Robert and Melanie Soos, John Cummins, Kirk French, and Scott Green.
        iii. Proxies received: Lynn Janklow gave her proxy to Don Janklow
    b. Also present: Erin McCauley, Jon Erickson and Eric Weaver from Marchetti & Weaver for accounting, Matt Hayden with Elevated Colorado for management, and a caller identified as Matt who was interested in learning more about the association.
3. Consideration of the Agenda- The agenda was approved as presented.
4. Member Education:
    a. Don Jennings presented the group with the desire for the developer to change the name of the association from Brightwater Club to Siena Valley Club. He asked what the opinion was about the name change and what amenities the neighborhood would like to

see built and made available.

b. Don received and answered the questions from the audience about the developer's future plans and vision for the association.

5. Review and Approval of Minutes: The January 6, 2024, Annual Meeting Minutes were unanimously approved as presented.

6. Board Member Election: Don Jennings and Josh Kroot's terms were each extended for another three years.

7. Reports:

   a. Community Liaison- Elevated Colorado Management Services
      i. Matt Hayden answered questions about the status of the Comcast project, the road repairs after construction, updates to the entry gate, and making his contact info more easily found on the website of the association.
   b. Financial & Budget- Marchetti & Weaver
      i. Eric Weaver presented the financial reports used to create the 2025 budget and the association's approved budget. Dues will remain at $1,200 for the year.

8. Adjournment of the Annual Meeting: The meeting was adjourned at 6:09 pm.