Brightwater Club Property Owners Association
Continued 2026 Budget Meeting Agenda
Monday, January 12, 2026, 2:00 PM

Meeting was held via 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: President Don Jennings called the meeting to order at 2:03pm.

2. Verification of Quorum: With all board members present, a quorum was established. Present at the meeting were:
    a. Board: Don Jennings, Bill Pugh, Maury Keller, Josh Kroot, and Wayne Conrad
    b. Homeowners: Kristen Gilliam, Donna Gilbreath, Don Janklow, Melanie Soos, Laura & Dave Sellards, Kevin Summers, Janice & Joe Spencer, Scott Green, Larry Fowler, Kirk French, Julia Jin, Chris Hynes, Andy & Marie LaBolle,
    c. Also present: Erin McCauley & Jon Erickson from Marchetti & Weaver, and Matt Hayden with Elevated Colorado

3. Approval of Minutes: The minutes of the November 14, 2025 Board Meeting approval was delayed to provide the board members more time to review them. A vote to approve will be held by email.

4. Reports:
    a. 2026 Budget- Marchetti & Weaver
        i. The association's year to date financials were reviewed. The year has not been closed as invoices for 2025 will be received in January.
        ii. 2026 Budget Review: The proposed budget was presented again. The questions surrounding the gate upgrades and ground squirrel mitigation reimbursement were discussed and clarified.
            1. Vendor proposals are still incoming for the gate and a plan will be approved in 2026. A budgetary placeholder of $80,000 will remain in expected capital expenses. A discussion will continue for a cost sharing of the upgrades between the association and the developer.
            2. The reimbursement of $25,000 from the developer has been received for the mitigation efforts for the ground squirrels in the summer of 2025.
        iii. DRB Fees: A discussion was held surrounding the DRB fees being raised to cover all plan reviews, meeting preparations, and policy reviews.
            1. Motion made to change the DRB fee to $5,000 per application and to be reflected in the 2026 budget and was unanimously approved.

DRAFT

iv. Budget Approval Vote:
    1. A motion was made and duly passed to approve the 2026 Budget for the association. The annual dues will remain at $1,200 per lot for 2026.

5. New Business: Marchetti & Weaver has given 30-days notice to end their accounting contract with the BWCPOA. Their contract will terminate on February 13, 2026 and will work to assist with a smooth transition.

6. Member Forum/ Public Comment:
    a. Cost sharing for the gatehouse was discussed. As Siena is using the gatehouse as an office for one of their employees, the association members felt it was appropriate for the phone, internet, and electricity bills to be split between the association and the developer. Don offered that the developer was open to this and would investigate the issue.
    b. Concerns were expressed by Larry Fowler of DRB fee splits. He felt that DRB expenses occurring for items like policy renewal should be covered by the developer and the POA should be reimbursed.
        i. Don committed to investigating the concern and having a response ready by the Q1 board meeting.
        ii. The increases will be discussed at the next DRB meeting. Any unneeded funds will be refunded to the applicant.
    c. The west side of Tallgrass was missed with the crackfilling efforts this summer. ECM's conversation with the vendor led to a commitment to complete the work as soon as it was warm enough this spring. It was suggested by Melanie Soos that the association should be refunded for the missed work. ECM will work with the board for their decision on the matter.
    d. Don Jennings reiterated a desire for a spirit of collaboration rather than opposition. He stated again that Siena seeks to build a community and desires to avoid division of the community. He reminded the participants that he was always available by phone to discuss any issues. Don stated that he felt phone calls were often the most productive and quickest way to have issues resolved. It was stated by Larry Fowler that he preferred written responses for accountability.

7. Adjournment: The meeting was adjourned at 3:27pm

DRAFT