Brightwater Club Property Owners Association
Board Meeting Agenda
Friday, February 20, 2026, 10:00 AM MST
This meeting was held via teleconferencing

-MINUTES-

1. **Call to Order, Roll Call:** The meeting was called to order at 10:01 am by board president Don Jennings.
2. **Verification of Quorum and Proof of Notice of Meeting**: With four of five board members in attendance, a quorum was verified.
    a. Board members in attendance were: Chris Hynes, Don Jennings, Josiah Jennings, and Marge Spanninger
    b. Homeowners in attendance were: Dave Sellards, Dominic DeMaria, Kirk French, Kristeen Gilliam, Marie-Laure and Andy LaBolle, Mark Spanninger, TJ Hay, Wendy Jennings, Janice Spencer, Melaine Soos, Don Janklow, and Julia Jin
    c. Also present were: Erin McCauley and Jon Ericson from Marchetti & Weaver and Matt Hayden from Elevated Colorado.
3. **Meeting Conduct & Comments:** It was stated that the meeting will be held to one hour in length. As a result, comments from non-BOD attendees were not to exceed three minutes.
4. **Approval of Minutes:** The approval of the January 30, 2026 meeting minutes were postponed to the next BOD meeting.
5. **Security Gates:** The security of the neighborhood was raised during the annual meeting. The board has been looking into ways to address this concern.
    a. Josiah Jennings stated that the association documents were reviewed to determine the party responsibility for a guard/ expense.
        i. It was determined that it was the developer who would own that expense. Josiah stated that it was the intention of Siena Development to hire/ contract with a security company and to establish a stated schedule of gatehouse attendance.
        ii. A decision and direction for the gate attendant would be announced in the coming months.
    b. Rather than trying to get notices out to the association, an event calendar will be created where event notifications will be posted. This will be available at the gate and a shared online calendar will be created and its credentials shared with the community.
        i. Homeowners can add their own events to the calendar.

ii. Push notifications will be investigated as a feature of the calendar application.

6. **CPA Firm Search:**
    a. Marchetti & Weaver's final day will be Saturday, February 28.
        i. The board announced that they were in discussion with several firms, with a decision to be announced soon.
        ii. M&W will assign a new admin to the Bill.com account for dues collection or association payments.
        iii. Signature cards for the bank accounts will be updated accordingly and will include the addition of BOD members Chris Hynes and Don Jennings as signers.

7. **Board Position Elections:**
    a. President- Don Jennings 2028
    Treasurer- Chris Hynes 2029
    Secretary- Marge Spanninger 2029
    At Large- Kevin Kottenstette 2027 & Josiah Jennings 2028

8. **Open Floor**:
    a. A question of legal counsel addressing Goodman letter was asked. It was confirmed that this is an ongoing effort between the board and legal counsel.
    b. An update on the attendance of counsel at association meetings was raised. The board stated that the POA will request counsel to attend meetings
    c. Chris Hynes suggested that future BOD meetings could offer an in-person option to encourage collaboration between the board and the owners. Currently, the next board meeting is on March 13, 2026. Siena Development offered the Lakehouse as a meeting space.

9. **Adjournment of the Board Meeting:** The meeting was adjourned at 11:05am.