Brightwater Club Property Owners Association
Board Meeting Agenda
Friday, March 13, 2026, 10:00 AM MST

This meeting was held via teleconferencing and in person at the Lakehouse

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Board of Directors	Term Expires:
Don Jennings	2028
Josiah Jennings	2028
Chris Hynes	2029
Kevin Kottenstette	2027
Marge Spanninger	2029

1. Call to Order: 10:08 am

2. Roll Call & Verification of Quorum: With all board members in attendance, a quorum was established.
   Board members present were: Josiah Jennings, Don Jennings, Chris Hynes, Marge Spanninger, and Kevin Kottenstette.
   Home and lot owners present were: Dominic deMaria, Erin Janklow, Larry Fowler, Laura Sellards, Mark Spanninger, Wendy Jennings, Joe & Janet Spencer, Scott Green, Lauren Collar, Kirk French, Julia Jin, Bill Pugh, TJ & Molly Hay, Andy LaBolle, Melanie Soos, and Don Janklow.
   Also present was Matt Hayden with Elevated Colorado Management.

3. Approval of Minutes: The January 30th meeting minutes were approved with the request that the attendance record be updated if possible. The February 20, 2026 meeting minutes were approved.

4. Reports:
   a. Developer Update- Don Jennings with Siena Development stated that there were not many updates to share.
      i. Five houses remain under construction
         1. All worksites have a continued focus on site cleanliness and fence integrity
      ii. Siena is continuing golf operations improvements
      iii. East side area access restrictions were also mentioned to keep people safe.
   b. Design Review Board- Don Jennings with Siena Development
      i. The March meeting was cancelled with no new applications to review.
      ii. The current board pledged to work with the DRB to require more clear line item billing and to watch the fees collected to ensure that costs are covered.
   c. Community Liaison/Operations- Matt Hayden with Elevated Colorado
      i. A lot of work ongoing with the board in the background to address the owner concerns raised at the annual meeting
      ii. Gate solution providers meetings continue

5. Old Business:
   a. CPA Firm Search update

i. The board stated that five firms were interviewed.
ii. Clear View Accounting was chosen. Reasons included:
    1. The BOD liked that this firm is based in Colorado, is focused on HOAs/ POAs, and their familiarity with CCIOA legislation.
    2. Software used, billing systems provide easier interfaces
    3. They have an onboarding department to ease in transition ans shows that their business is increasing.
    4. And, they met the Requirements of Work.
iii. Motion made- By Don Jennings to hire Clear View as the accounting firm for the association. 2nd by Kevin Kottenstette and unanimously approved.

b. Gate & Gatehouse:
    i. Guardhouse budget & attendant schedules are being worked out.
    ii. Four gate vendor proposals have been received and are being considered to create a Requirement of Work that will be sent to all vendors and meetings will be scheduled.

6. <u>New Business</u>:
    a. The Meeting calendar for 2026 was approved:
        i. June 19, September 18, November 20 (budget), January 9 (Annual)
    b. Lamp post light replacements will be handled as necessary.
    c. Ground squirrel mitigation contracting underway.
        i. It was requested to investigate a gas option to replace the bait.

7. <u>Member Forum/ Public Comment</u>:

    a. Developer questions:
        i. Golf course operations were asked about including the plan to open the course for play. As discussions are ongoing, the developer was not ready to make an announcement. Work continues on front & back 9 holes of the course.
        ii. Membership info is not ready to be announced.
        iii. If the east side of Valley Rd is closed to access currently, where can residents walk dogs? The developer is allowing golf course and path access for pets for now. Rules for pets on leads and picking up after pets will be enforced and will be grounds for removal of this permission should these rules not be followed.

    b. DRB:
        i. Costs related to DRB were displayed and discussed. These showed a historical record of the DRB being in the red in the years prior to Siena Development becoming a part of the neighborhood as well as after. Efforts will be made to monitor the incoming fees in an attempt for the DRB fees to pay for the operational and management costs associated with the DRB.
            1. Questions surrounding the cost of DRB guidelines being changed to benefit the new developer, should these expenses be shouldered by the POA or the developer.

a. Response was that prior changes to DRB guidelines were covered by the POA, as were the most recent changes. While it maybe true that it benefited developers past and present, the overarching goal is to provide a benefit to the association.

c. Accounting firm savings: could they be used to have an audit of association's books? To be evaluated.

8. Adjournment: The meeting was adjourned at 12:14 pm.

Minutes taken and submitted by Elevated Colorado Management