

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
July 25, 2023

The Regular Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:00 p.m. on Tuesday, July 25, 2023. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Matt Haley
Jeffrey Schum
Chris Bremner

Directors Absent, but Excused:

Neil Simpson
John Strider

Also in Attendance:

Eve Velasco; White Bear Ankele Tanaka & Waldron
Lyndsey Paavilainen; Brookfield Residential.
Kenny Parrish, Andrew Kunkel, Jordan Wood, Amanda Castle, Tracie Kaminski, Daryl Fields, and Stanley Holder; Pinnacle Consulting Group, Inc.
Christa Stonehocker; Brighton Crossing District No. 4 Board Member.
Members of the Public.

CALL TO ORDER

The Regular Meeting of the Board of Directors of the Brighton Crossings Metropolitan District Operations Board was called to order at 6:01 p.m. by Ms. Velasco, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Velasco advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office, and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Velasco inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional

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disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

AGENDA

The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda as amended.

PUBLIC COMMENTS

Mr. Dibbern requested clarity on the process to be appointed to the District No. 4 Board of Directors and the Operations Board and the process of replacing the management company. He also stated that dead trees were not being replaced quickly enough.

Dr. Ryan Burkhart brought up concerns with landscaping throughout the district and stated the effort being put into landscaping is sub-par and unacceptable.

Mr. Clemons requested an estimated time frame for Venture Park to be built and ready for use.

DIRECTOR COMMENTS

Director Bremner addressed Mr. Clemons' inquiry regarding Venture Park and reported the goal to break ground is anticipated for the fall with the park open to play by next summer. Director Bremner responded to Dr. Burkhart's landscaping concerns and expressed landscape up-keep is a priority around the district and would ensure the areas of concern were addressed.

Ms. Velasco responded to Mr. Dibbern's public comment and provided the process of replacing members on the Operations Board and appointing Directors to the District No. 4 Board. Ms. Velasco also provided information on the process of replacing consultants, such as the management company.

CONSENT AGENDA

Ms. Velasco reviewed the items on the consent agenda with the Board. Ms. Velasco advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Haley, seconded by Director Bremner, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – April 25, 2023, Regular Meeting Minutes.
- B. Payables.

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C. Contract Modifications.

MANAGEMENT
AND
OPERATIONAL
MATTERS

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Board and answered questions.

Operations and Maintenance Report: Mr. Fields presented the Operations and Maintenance Report to the Board, provided updates, and answered questions.

CAPITAL
INFRASTRUCTURE
ITEMS

Developer Update: Director Haley provided an update on Venture Park and the continued development taking place in Planning Area 9 and Filing 7.

Discussion Regarding Venture Park: Director Bremner reiterated the plan to break ground for Venture Park this fall and an estimated opening date by next summer. Director Bremner explained the current items that are pending and why they are pending and answered questions.

FINANCIAL
MATTERS

2022 Audit: Ms. Kaminski discussed with the Board extending the audit deadline for the Operations Board and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Haley, and upon vote, unanimously carried, it was

RESOLVED to authorize filing an extension to file the 2022 Audit and distribution and approval of the 2022 audit via email, subject to comments from the Board by August 15, 2023.

Financial Report: Ms. Kaminski reviewed with the Board the unaudited Financial Statements for the period ending June 30, 2023, and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Haley, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending June 30, 2023, as presented.

Amended and Restated Resolution Concerning the Imposition of Authority Fees: Ms. Kaminski reviewed and presented the Amended and Restated Resolution Concerning the Imposition of Authority Fees and answered questions. Following review and discussion, upon motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

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RESOLVED to approve the Amended and Restated Resolution Concerning the Imposition of Authority Fees, as presented.

LEGAL MATTERS Residential Improvement Guidelines: This item was tabled for the next regularly scheduled meeting on October 24, 2023.

Fourth Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges: Ms. Velasco presented the Fourth Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges and answered questions. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the Fourth Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges, as presented.


DIRECTOR MATTERS Director Schum discussed with the Board the 2024 Budget and areas in which cuts may need to be made as the pool needs extra attention.

OTHER MATTERS No Other Matters were brought before the Board.

ADJOURNMENT There being no further business to come before the Board, upon a motion duly made by Director Schum, seconded by Director Bremner, and upon vote unanimously carried, the meeting was adjourned at 6:52 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,



Andrew Kunkel, Recording Secretary for the Meeting