

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
October 24, 2023

The Regular Meeting of the Brighton Crossings Operations Board was held via Zoom and Teleconference on Tuesday, October 24, 2023, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

Matt Haley
Neil Simpson
Chris Bremner
John Strider

Directors Absent, but Excused:

Jeffrey Schum

Also in Attendance:

Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Andrew Kunkel, Amanda Castle, Tracie Kaminski, Max Megliola, and Daryl Fields; Pinnacle Consulting Group, Inc.
Lyndsey Paavilainen; Brookfield Residential, LLC.
Christa Stonehocker and Dewayne Davis; District No. 4 Board.
Several Members of the Public.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Brighton Crossings Operations Board was called to order by Ms. Velasco at 6:02 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Ms. Velasco noted that a quorum was present, with four out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Ms. Velasco advised the Board that pursuant to Colorado law, certain disclosures by 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 regarding any matters scheduled for discussion at the meeting. No

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

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Haley, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment:

Director Strider addressed a Public Comment provided in the Brighton Crossing Metropolitan District No. 4 Board meeting regarding landscaping application approvals for properties owned by a builder in the community. Mr. Parrish responded and noted he was investigating how these applications were approved and the details surrounding the crushed granite.

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 Bremner, Seconded by Director Haley, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – July 25, 2023, Regular Meeting and September 5, 2023, Special Meeting.
- B. Payment of Claims.
- C. Contract Modifications.

DISTRICT MANAGER ITEMS

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

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

YMCA Report: Mr. Parrish presented the YMCA Report to the Board.

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CAPITAL INFRASTRUCTURE ITEMS

Developer Update: Director Haley provided the Developer Update to the Board, including an update on Venture Park and road repairs, and answered questions.

Joint Resolution Regarding Cost Acceptance and Infrastructure Acquisition (Filing 7 Phase 1-3 Landscaping): It was the decision of the Board to table this item.

FINANCIAL ITEMS

Draft 2024 Budget: Ms. Kaminski and Mr. Fields reviewed the Draft 2024 Budget with the Board and answered questions.

Engagement of Hinkle & Company, PC for 2023 Audit Services: Ms. Kaminski recommended the Board engage Hinkle & Company, PC for 2023 Audit Services and answered questions. Following review and discussion, upon a motion duly made by Director Stonehocker, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to engage Hinkle & Company, PC for 2023 Audit Services.

LEGAL ITEMS

Amended and Restated Temporary Operating and Funding Agreement (Filing 7 Phase 1-3): Ms. Velasco presented the Amended and Restated Temporary Operating and Funding Agreement (Filing 7 Phase 1-3) to the Board. 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 approve the Amended and Restated Temporary Operating and Funding Agreement (Filing 7 Phase 1-3), as presented.

Temporary Operating and Funding Agreement (Filing 7 Phase 4-6): Ms. Velasco presented the Temporary Operating and Funding Agreement (Filing 7 Phase 4-6) to the Board. 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 approve the Temporary Operating and Funding Agreement (Filing 7 Phase 4-6), as presented.

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DIRECTOR
MATTERS

There were no Director Matters to come before the Board.

OTHER
MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Simpson, seconded by Director Bremner, and upon unanimous vote, the meeting was adjourned at 6:33 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