

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8

HELD
October 22, 2024

The Regular Meeting of Brighton Crossing Metropolitan District Nos. 5-8 was held via Zoom and Teleconference on Tuesday, October 22, 2024, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Chris Bremner (District 5,6,8)
Neil Simpson (District 5-8)
Lyndsey Paavilainen (District 5,6,8)
Matthew Haley (District 5,6,8)
Brad Wilkin (District 5,6,8)
Cheri Skaggs (District 7)
Tim Wagley (District 7)

Directors Absent, but Excused:

Chelsea Dale (District 7)
Steve Parker (District 7)

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Tracie Kaminski, and Andrew Kunkel; Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Brighton Crossing Metropolitan District Nos. 5-8 (collectively, the “District”) was called to order by Director Bremner at 4:04 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Parrish noted that a quorum was present, with five out of five Directors in attendance for Districts Nos. 5, 6, and 8 and three out of five Directors in attendance for District No. 7. All Board Members confirmed their qualifications to serve on the Boards. Mr. Gray

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advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Gray 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 Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Gray inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

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

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Gray reviewed the items on the consent agenda with the Boards. Mr. Gray advised the Boards 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 Paavilainen, Seconded by Director Bremner, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – September 13, 2024, Special Meeting Meeting (District Nos. 5-8) and September 23, 2024, Special Meeting (District No. 7).
 - B. Payment of Claims.
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DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish noted that the District Manager's Report was included as an information enclosure in the meeting packet and provided an opportunity for Directors to ask questions.

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Operations and Maintenance Report: Mr. Parrish noted that the Operations and Maintenance Report was included as an information enclosure in the meeting packet and provided an opportunity for Directors to ask questions.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending September 30, 2024, with the Boards. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Wagley, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending September 30, 2024, as presented.

LEGAL ITEMS

Amended Brighton Crossing Filing No. 2 Development Agreement: Mr. Gray, Director Haley and Director Bremner presented the Amended Brighton Crossing Filing No. 2 Development Agreement to the Boards. Director Paavilainen requested clarification regarding the Districts that are a party to the agreement and Mr. Gray responded. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Wagley, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended Brighton Crossing Filing No. 2 Development Agreement, as presented.

DIRECTOR MATTERS

There were no Director Matters to come before the Boards.

OTHER MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Bremner, seconded by Director Paavilainen, and upon vote, unanimously carried, the meeting was adjourned at 4:17 p.m.

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

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Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting