

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

HELD  
October 24, 2023

The Regular Meeting of Brighton Crossing Metropolitan District No. 4 was held via Zoom and Teleconference on Tuesday, October 24, 2023, at 5:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

John Strider  
Christa Stonehocker  
Dewayne Davis  
Brittany Watkins

#### 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, and  
Max Megliola; Pinnacle Consulting Group, Inc.  
Lyndsey Paavilainen; Brookfield Residential, LLC.  
Several Members of the Public.

### ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Brighton Crossing Metropolitan District No. 4 was called to order by Ms. Velasco at 5:00 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 additional disclosures were noted. The participation of the members

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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 Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment:

Mr. Tiffie provided comments regarding homes owned by a builder in the District and requested clarification on landscaping application approvals. Mr. Tiffie requested crushed granite be replaced with sod to better align with the standards adopted in the community's design guidelines.

Director Comment:

Director Strider inquired into the status of the ongoing investigation into the landscaping applications noted by Mr. Tiffie and Mr. Parrish responded that it is being investigated.

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

- A. Minutes – July 25, 2023, Regular Meeting.
- B. Payment of Claims.

DISTRICT MANAGER  
ITEMS

District Manager's Report: Ms. Parrish noted that the District Manager's Report was included as an informational enclosure in the Meeting Packet and provided an opportunity for Directors to ask questions.

Operations and Maintenance Report: Ms. 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.

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FINANCIAL ITEMS

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Draft 2024 Budget: Ms. Kaminski reviewed the Draft 2024 Budget with the Board and Ms. Castle provided an overview of the potential effects of Proposition HH. Director Strider inquired into the effects of Proposition HH on property taxes and Ms. Castle responded.

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.

DIRECTOR MATTERS

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There were no Director Matters to come before the Board.

OTHER MATTERS

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There were no Other Matters to come before the Board.

ADJOURNMENT

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There being no further business to come before the Board, upon motion duly made by Director Davis, seconded by Director Stonehocker, and upon unanimous vote, the meeting was adjourned at 5:25 p.m.

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

Respectfully submitted,

  
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Andrew Kunkel, Recording Secretary for the Meeting