

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

BRIGHTON CROSSING METROPOLITAN DISTRICT  
NO. 4

Held: Monday, October 9, 2017, at 2:30 p.m.  
At The Police Station Community Room, 3401 E.  
Bromley Lane, Brighton, Colorado.

**Attendance**

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following Directors were in attendance:

Marc Savela  
Chris Petro  
Ashley Tarufelli  
Shannon Robbins  
Bryan Reid

*All Directors' absences are deemed excused unless a contrary notation is recorded in these minutes.*

Also present were Casey K. Lekahal, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Jennie Heinze, Overlook Property Management, District manager; and Kimberly Johanns, Simmons and Wheeler, District accountant.

Members of the public in attendance at the meeting are reflected on the attached sign-in sheet.

**Call to Order/Declaration of  
Quorum**

Director Savela noted that a quorum of the Board was present and therefore called the meeting to order.

**Director Disclosures**

Mr. Lekahal advised the Board that pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Director confirmed the contents of any written disclosure previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the Directors

present were necessary to obtain a quorum or otherwise enable the Boards to act.

**Approval of Agenda**

Mr. Lekahal presented the Board with the proposed agenda for the meeting. After consideration, a motion was duly made and seconded to approve the agenda as presented.

**Public Comment**

None

**Legal Matters**

Consider Ratification of Notice of Termination of Overlook Property Management's Agreement for District Management Services

Mr. Lekahal presented the Board with the Notice of Termination of Overlook Property Management's Agreement for District Management Services for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the Notice of Termination and directed Mr. Lekahal to prepare an addendum to the Agreement with Overlook Property Management for services through November 30, 2017.

Consider Approval of Agreement with Pinnacle Consulting Group, Inc. for District Management Services

Mr. Lekahal presented the Board with the Agreement with Pinnacle Consulting Group, Inc. for District Management Services for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement, subject to final review and approval of the terms of the agreement by Mr. Lekahal and Director Robbins.

Discuss Exclusion of Property from Bromley Park Metropolitan District No. 5

The Board engaged in a discussion regarding the exclusion of property from Bromley Park Metropolitan District No. 5. No action was taken.

Discuss Exclusion of Property from Brighton Crossing Metropolitan District No. 4

The Board engaged in a discussion regarding the exclusion of property from Brighton Crossing Metropolitan District No. 4, such property to comprise the proposed Brighton Crossing Metropolitan District Nos. 5-8.

Consider Ratification of Petition for Exclusion of Property

Mr. Lekahal presented the Board with the Petition for Exclusion of Property for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the petition.

Conduct Public Hearing on Petition for Exclusion of Property

Director Savela opened the public hearing on the Petition for Exclusion of Property. Mr. Lekahal noted that a publication of notice stating that a Petition for Exclusion of Property has been or is expected to be filed with the Board

of Directors of the District and the date, time, and location of the public hearing was published in a newspaper which has general circulation within the District. No written objections were received prior to the public hearing. After no public comment was made, the hearing was closed.

Consider Approval of Resolution and Order for Exclusion of Property

Mr. Lekahal presented the Board with the Resolution and Order for Exclusion of Property for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

**Other Business**


Confirm 2018 Budget hearing for December 11, 2017 at 5:00 p.m.

The Boards engaged in a discussion regarding the time and date of the 2018 Budget Hearing, it was determined to hold the meeting on December 11, 2017, but to find a location with a larger capacity.

Adjourn

There being no further business to come before the Board and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.

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



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Secretary for the Meeting

The foregoing minutes were approved on the 30th day of November, 2017.