

# RECORD OF PROCEEDINGS

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

HELD  
October 24, 2018

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was held at the Brighton Recreation Center, 555 N 11<sup>th</sup> Avenue, Brighton, Colorado at 3:30 p.m. on Wednesday, October 24, 2018. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

Marc Savela, President  
Ashley Tarufelli, Secretary/Treasurer (via teleconference)  
Jeffrey Schum, Assistant Secretary  
John Strider, Assistant Secretary  
Chris Petro, Assistant Secretary

#### Also in Attendance:

Jessi Smith, Cindy Davis, and Louis Auerbach; Residents, Brighton Crossing Metropolitan District No. 4.  
Chelsey Green, Crystal Clemens, Brendan Campbell, and Kammy Tinney; Pinnacle Consulting Group, Inc.  
Amy Ostendorf; Denver Metropolitan YMCA  
Casey Lekahal and Kristen Bear; White Bear Ankele Tanaka & Waldron, P.C.

### CALL TO ORDER

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was called to order at 3:32 p.m. by Mr. Lekahal, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board. Mr. Lekahal also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

### CONFLICTS OF INTEREST DISCLOSURE

Mr. Lekahal noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as certain Board Members are employees of Brookfield Residential, which is associated with the primary developer of land within the District. Mr. Lekahal 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. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures 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,

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the Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

PUBLIC  
COMMENT

No public comments were offered.

AGENDA

The Board considered the agenda as amended to change item III. B , to read: Discussion of Request for Proposal for Recreational Facility Management.

Upon a motion duly made by Director Petro, seconded by Director Schum, and upon vote, unanimously carried, it was

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

LEGAL MATTERS

Discussion regarding the Establishment of Brighton Crossing Authority: Mr. Lekahal reviewed the Authority term sheet and answered Board member questions. The Authority Establishment Agreement provides authority to operate/maintain Districts Assesst and Covenant review. The authority will be recognized as the Brighton Crossing Authority. The Authority Agreement will be considered at the December 3, 2018 Board Meeting.

OTHER  
MATTERS

Directors' Comments: There were no Director Comments brought before the Board.

Discussion of Request for Proposal for Recreational Facility Management: Ms. Green recommended authorization for Pinnacle Consulting Group, Inc. to move forward with soliciting Request for Proposals for Recreational Facility Management. Upon motion duly made by Director Savela, seconded by Director Petro, and upon vote, unanimously carried, it was

**RESOLVED** to authorize Pinnacle Consulting Group, Inc. soliciting Request for Proposals for the Recreational Facility Management.

Ms. Davis expressed her concerns regarding sidewalk maintenance issues. Attorney Bear advised Ms. Davis that due to the ongoing insurance claim regarding her incident on the courtyard sidewalks the Districts could not speak to any sidewalk maintenance or repair matters at this time. Ms. Davis expressed concerns regarding courtyard maintenance and courtyard maintenance fee, dog park maintenance, Fitness Center maintenance, alley maintenance, general landscape maintenance and services provided by Pinnacle Consulting Group, Inc. Ms. Green stated contractors scopes of work approved by the Board for 2018 services are being followed, regular

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facilities inspections are being conducted, and additional maintenance scopes have been identified for inclusion into the 2019 Budget for the Board's consideration.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Petro, seconded by Director Schum, and upon unanimous vote, the meeting was adjourned at 4:08 p.m.

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

Respectfully submitted,

  
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Shannon McEvoy, Recording Secretary for the Meeting