

# RECORD OF PROCEEDINGS

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

HELD  
June 29, 2020

The Combined Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, and Brighton Crossing Metropolitan District No 8 (collectively, "Districts") was held at the Venture Center, 5225 Longs Peak, Brighton, Colorado at 5:00 p.m. on Monday, June 29, 2020.

### ATTENDANCE

#### Directors in Attendance:

Shannon Robbins, President (Nos. 5-8) (via teleconference)  
Ashley Taruffelli, Secretary/Treasurer (Nos. 5-8)

#### Also in Attendance:

Chelsey Green, Crystal Clemens, Ron Angle, Traci Miller, and Josh McReynolds; Pinnacle Consulting Group, Inc.  
Kammy Tinney; Pinnacle Consulting Group, Inc. (via teleconference)  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Neil Simpson and Lisa Albers, Brookfield Residential Colorado, LLC

### CALL TO ORDER

The Board Meeting was called to order at 5:06 p.m. by Ms. Clemens, noting that a quorum was present for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards. Ms. Clemens also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

### COMBINED 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 actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

### CONFLICTS OF INTEREST DISCLOSURE

Ms. Velasco 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 all Boards Members are employees of Brookfield Residential, which is associated with the primary developer of land within the District. Ms.

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Velasco advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards 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, the Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

### AGENDA

The Boards considered the agenda as presented. Following review, upon a motion duly made and seconded, and upon vote, unanimously carried, it was

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

### APPOINTMENT TO FILL BOARD VACANCY

It was the consensus of the Boards to table this item.

### ELECTION OF OFFICERS

It was the consensus of the Boards to table this item.

### PUBLIC COMMENT

There were no public comments.

### APPROVAL OF MINUTES

The minutes of the Regular Meeting held on March 3, 2020 were presented. Following review, upon a motion duly made and seconded, and upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the Regular Meeting held on March 3, 2020 and to ratify actions taken at the March 3, 2020 Regular Board Meeting as presented.

### FINANCIAL MATTERS

Ratification of payment of claims: Mr. Angle reviewed with the Boards the payment of claims for period February 1, 2020 through May 31, 2020 in the amount of \$39,457.95. Following review and discussion, upon motion duly made and seconded, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the payment of claims for period February 1, 2020 through May 31, 2020 in the amount of \$39,457.95.

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Financial Statements: Mr. Angle reviewed with the Boards the unaudited Financial Statements for the period ending March 31, 2020 and answered questions. Following review and discussion, upon motion duly made and seconded, and upon vote, unanimously carried, it was

**RESOLVED** to approve the unaudited Financial Statements for the period ending March 31, 2020.

Public Hearing regarding the Amendment of the 2019 Budget: Director Robbins opened the 2019 Amended Budget Hearing to the public. Ms. Green reported that notice of the budget hearing had been published on June 24, 2020 in accordance with state budget law. There being no public input, the public hearing portion of the 2019 budget amendment was closed. Mr. Angle reviewed the proposed amended budget and answered questions. The 2019 budget is to be amended as follows:

District No. 6 General Fund	\$379,597.00
District No. 7 General Fund	\$293,839.00

Following review and discussion, upon motion duly made and seconded and, upon vote, unanimous carried, it was

**RESOLVED** to adopt the Resolutions to Adopt the Amended the General Fund budgets for Brighton Crossing Metropolitan District No. 6 and Brighton Crossing Metropolitan District No. 7; and Appropriate Sums of Money as amended.

Status of 2019 Audit: Mr. Angle reported that Application for Exemption from Audit for District Nos. 5-8 were submitted to the State.

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### MANAGEMENT MATTERS

District Manager's Report: Ms. Green gave a verbal report to the Boards and answered questions.

Service Plan Amendment Update: Ms. Velasco gave a verbal report regarding the Service Plan Amendment, noting that the Amendment was scheduled for a hearing before the City Council for the City of Brighton on July 7, 2020.

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### LEGAL MATTERS

Resolutions and Orders for Exclusion of Certain Overlap Lots: Ms. Velasco updated the Board regarding the inquiry and request by Adams County to help resolve lots that have portions in both Brighton Crossing

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Metropolitan District No. 4 and No. 7. In order to avoid Adams County collecting both District No 4 and District No. 7 mill levies imposed, Ms. Velasco recommended the Lots be fully excluded from District No. 7 and included into District No. 4. Ms. Velasco noted that the remaining Petitions for Exclusion have been received and presented them for consideration.

Public Hearing to Consider Petitions for Exclusion submitted by DFH Mandarin, LLC and Kevin Dunnerman: Director Robbins opened the public hearing at 5:18 p.m. There being no public input, the public hearing portion of the inclusion matter was closed at 5:18 p.m. Following review and discussion, upon motion duly made and seconded, and, upon vote, unanimously carried, it was

**RESOLVED** to approve Resolutions and Orders for Exclusion of Property owned by DFH Mandarin, LLC and Kevin Dunnerman.

Public Improvement Acquisition and Reimbursement Agreement: Ms. Velasco presented the Public Improvements Acquisition and Reimbursement Agreement between District No. 6 and Brookfield Residential and answered questions from Boards. Following review and discussion, upon a motion duly made and seconded and, upon vote, unanimously carried, it was

**RESOLVED** to ratify the Public Improvements Acquisition and Reimbursement Agreement between District No. 6 and Brookfield Residential.

Adoption of Resolution Establishing Policies and Procedures for Public Improvements Acquisition (American Homes 4 Rent) for District No. 6: Ms. Velasco presented the Resolution Establishing Policies and Procedures for Public Improvements Acquisition (American Homes 4 Rent) for District No. 6. Following review and discussion, upon a motion duly made and seconded and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Establishing Policies and Procedures for Public Improvements Acquisition (American Homes 4 Rent) for District No. 6.

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### OTHER MATTERS

There were no other matters presented to the Boards.

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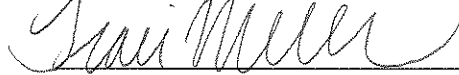
### ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made and seconded, and upon unanimous vote, the meeting was adjourned at 5:22 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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Traci Miller, Recording Secretary for the Meeting