

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

HELD
May 1, 2020

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was held via teleconference at 9:00 a.m. on Friday, May 1, 2020. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:
Ashley Tarufelli, President
Jeffrey Schum, Secretary
John Strider, Treasurer
David Dibbern, Assistant Secretary

Also in Attendance:
Shannon Robbins, Paul Cardenas, Neil Simpson and Lisa Albers;
Brookfield Residential
Chelsey Green, Crystal Clemens, Ron Angle; Pinnacle Consulting Group,
Inc.
Blair Dickhoner; White Bear Ankele Tanaka & Waldron, P.C.
Members of the Public

CALL TO ORDER

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was called to order at 9:02 a.m. by Ms. Clemens, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Clemens confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Mr. Dickhoner 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. Dickhoner 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

RECORD OF PROCEEDINGS

taken at the meeting. Additionally, the Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board considered the agenda as presented. Following review, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

LEGAL MATTERS

Residential Overlap Lots: Mr. Dickhoner updated the Board regarding the inquiry and request from the Adams County Assessor concerning the 18 lots identified by the Assessor as having at least 50% of their area in both Brighton Crossing Metropolitan District No. 4 and No. 7, meaning that such lots would be assessed both the District No 4 and District No. 7 mill levies under the Assessor's current policies. Mr. Dickhoner recommended all 18 Residential Lots be fully excluded from District No. 7 and included into District No. 4.

Ms. Green noted that the Petitions for Inclusion had been received from Brighton Crossings Residential LLC, Brookfield Residential (Colorado), LLC, Melody Homes, Inc., Lennar Colorado, LLC, and Frilan Jose Cordova and Momoko L. Cordova, for their respective 15 lots, but had not been received from DFH Mandarin, LLC, or Kevin William Duennerman for their respective 3 lots.

Public Hearing to Consider Petitions for Inclusion: Mr. Dickhoner opened the public hearing at 9:02 a.m. There being no public input, the public hearing portion of the inclusion matter was closed at 9:02 a.m. Following review and discussion, upon motion duly made by Director Strider, seconded by Director Schum, and, upon vote, unanimously carried, it was

RESOLVED to approve Resolutions and Orders for Inclusion of Property owned by Brighton Crossings Residential LLC, Brookfield Residential (Colorado), LLC, Melody Homes, Inc., Lennar Colorado, LLC, and Frilan Jose Cordova and Momoko L. Cordova.

DIRECTOR'S ITEMS

No Director comments were offered.

OTHER MATTERS

There were no other matters presented to the Board.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Schum, seconded by Director Taruffelli, and upon unanimous vote, the meeting was adjourned at 9:09 a.m.

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

Respectfully submitted,


Crystal Clemens, Recording Secretary for the Meeting