

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
May 1, 2020

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 9:15 a.m. on Friday, May 1, 2020. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Ashley Taruffelli, President
Shannon Robbins, Treasurer
Jeffrey Schum, Assistant Secretary
Lisa Albers, Assistant Secretary
John Strider, Secretary

Also in Attendance:

Neil Simpson and Paul Cardenas, Brookfield Residential
Chelsey Green, Crystal Clemens; Pinnacle Consulting Group, Inc.
Blair Dickhoner, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Members of the Public

CALL TO ORDER

The Special Meeting of the Board was called to order at 9:15 a.m. by Ms. Clemens, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Clemens also 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 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.

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APPROVAL OF AGENDA

The Board considered the approval of the agenda. Upon a motion duly made by Director Schum, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

LEGAL MATTERS

Approval of Partial Release of Access and Maintenance Easement Agreement: Mr. Dickhoner presented the Partial Release of Access and Maintenance Easement Agreement to the Board. Ms. Green noted this Partial Release is intended to remove the Operations Board's obligations to provide snow removal and lawn care services for single family homes in Filing 2 5th Amendment. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Robbins, and upon vote, unanimously carried, it was

RESOLVED to approve the Partial Release of Access and Maintenance Easement Agreement as presented.

Approval of Second Amended and Restated Resolution Concerning the Imposition of Authority Fees: Mr. Dickhoner presented the Second Amended and Restated Resolution Concerning the Imposition of Authority Fees. Following review and discussion, upon a motion duly made by Director Robbins, seconded by Director Taruffelli, and upon vote, unanimously carried, it was

RESOLVED to approve the Second Amended and Restated Resolution Concerning the Imposition of Authority Fees, as amended.

OTHER MATTERS

Director Comments: Director Strider discussed modified facility operations planning and coordination efforts with the YMCA. Ms. Green indicated that written recommendations regarding modified operations will be provided to the Board by the YMCA no later than May 6th as State, County, and City restrictions change throughout the Safer-at-Home phase.

Director Strider inquired about the Fitness Center Food Truck schedule, and Ms. Green indicated she would follow up with the YMCA regarding the schedule for May.

Director Strider reported he has requested the pool dedication ceremony event potentially proceed as operations and State and County guidelines change. Ms. Green indicated that the YMCA was currently coordinating with Robert's family to ensure the group size attending the dedication ceremony would be within the modified capacity limits.

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ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Strider, seconded by Director Robbins, and upon unanimous vote, the meeting was adjourned at 9:32 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