

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
July 9, 2020

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:30 p.m. on Thursday, July 9, 2020. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance:

Amy Ostendorf, YMCA of Denver
David Dibbern, Curtis Neslen, Dewayne Davis; Residents of Brighton Crossing Metropolitan District No. 4
Chelsey Green, Crystal Clemens, Andrew Kunkel, Ron Angle, Traci Miller; Pinnacle Consulting Group, Inc.
Eve Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

CALL TO ORDER

The Special Meeting of the Board was called to order at 6:39 p.m. by Director Taruffelli, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Director Taruffelli also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Green noted that notices of potential conflicts of interest for 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. Ms. Green 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

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

APPROVAL OF AGENDA

Amendment to the Agenda: Ms. Green proposed the addition of item IV. C. Review of Oil and Gas Waiver, item III. A.1. Review Facility Cost Variance, and items III. A.2. District Newsletter. Upon a motion duly made by Director Tarufelli, seconded by Director Robbins, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended.

APPROVAL OF MINUTES

The Board reviewed the March 3, 2020 Regular Meeting Minutes and the March 31, 2020 Special Meeting Minutes. Following review and discussion, upon a motion duly made by Director Tarufelli, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the March 3, 2020 Regular Meeting Minutes and the March 31, 2020 Special Meeting Minutes and ratify actions taken at the March 3, 2020 Regular Board Meeting and March 31, 2020 Special Board Meeting, as presented.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Ratification of Payments of Claims: Mr. Angle reviewed with the Board the ratification of payments of claims for period February 1, 2020 through May 31, 2020. Following review and discussion, upon a motion duly made by Director Tarufelli, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to ratify payment of claims for period February 1, 2020 through May 31, 2020 totaling \$515,892.25.

Status of Audit Extension: Mr. Angle reviewed with the board the status of the audit extension and explained that the extension has been filed.

Discussion Regarding Draft 2021 Budget Timeline and Regular Meeting Schedule: Mr. Angle reviewed with the board 2021 budget timeline. Ms. Green recommended rescheduling the September 1, 2020 regular meeting to October 12th or 19th. The consensus of the Board was to reschedule the September 1, 2020 meeting as recommended.

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Status of 2nd Quarter Modified Collection Process: Mr. Angle reviewed with the Board the status of the 2nd quarter modified collection process. Director Tarufelli suggested a 60-Day Extension of the due date for third quarter operations fees and a 30-Day Extension of the due date for fourth quarter operations fees. Following review and discussion, upon a motion duly made by Director Tarufelli, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve a 60-Day Extension of the due date for third quarter operations fees, and a 30-Day Extension of the due date for fourth quarter operations fees.

MANAGEMENT
AND
OPERATIONAL
MATTERS

District Manager's Report: Ms. Green discussed with the Board a proposal to discontinue the printed and mailed distribution of the quarterly newsletter. Director Strider and Director Schum stated their approval to discontinue the printed and mailed distribution of the quarterly newsletter, with the exception of the posting in the Venture Center.

Pet Waste Stations: Ms. Green discussed with the Board installing additional pet waste state throughout the community. Following review and discussion, upon a motion duly made by Director Tarufelli, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to install additional pet waste stations.

Environmental Design Inc. Cherry Blossom Landscape & Drainage Repair Addendum: Ms. Green discussed with the Board the drainage and repair addendum for the Cherry Blossom Park landscape and drainage repair. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the drainage and repair addendum, subject to review of the specific repair plans by Director Strider.

Environmental Design Inc. Larkspur Court Drainage Repair Addendum: Ms. Green discussed with the Board the drainage and repair addendum for Larkspur Court. Following review and discussion, upon a motion duly made by Director Tarufelli, seconded by Director Robbins, and upon vote, unanimously carried, it was

RESOLVED to approve the Larkspur Court drainage repair addendum.

D.R. Horton Request to Waive the Rear Yard Landscaping Design Review Fee for 123 Lots in PA5 and PA8: Ms. Green presented a request from D.R. Horton

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to waive the \$85.00 ARC review fee for 123 lots in PA5 and PA8. Following review and discussion, upon a motion duly made by Director Schum, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to deny the fee waiver request from D.R. Horton.

Pinnacle Consulting Group, Inc Service Addendum: Ms. Green presented the Pinnacle Consulting Group, Inc. Service Addendum for Board consideration. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the Pinnacle Consulting Group, Inc Service Addendum.

Environmental Design, Inc. Bridge and Baseline Right-of-Way Landscaping Additions: Ms. Green discussed with the Board the Environmental Design, Inc Bridge and Baseline right-of-way landscaping additions. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve Environmental Design, Inc's Bridge and Baseline right-of-way landscaping additions.

2020 Independent Contract Agreements and Contract Modifications Report: Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to ratify the approval of the 2020 Independent Contract Agreements and Contract Modifications Report.

LEGAL MATTERS

Amendment to Access and Maintenance Easement Agreement – Lots 16 through 28, Block 8, Brighton Crossing - Filing No. 2, 5th Amendment: Ms. Velasco presented the Amendment Access and Maintenance Easement Agreement for Board consideration. Following review and discussion, upon a motion duly made by Director Robbins, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to approve the Amendment to Access and Maintenance Easement Agreement.

Third Amended & Restated Resolution Concerning Imposition of Authority Fees: Ms. Velasco presented the Third Amended and Restated Resolution Concerning the Imposition of Authority Fees for Board consideration. Following review and discussion, upon a motion duly made by Director

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Tarufelli, seconded by Director Schum, and upon vote, unanimously carried, it was

RESOLVED to approve the Third Amended and Restated Resolution Concerning the Imposition of Authority Fees, subject to final review by legal counsel.

Oils and Gas Waiver: Ms. Velasco presented a waiver request received by the District regarding an Oil and Gas Waiver. The consensus of the Board was to not sign the waiver.

OTHER MATTERS

Director Comments: Director Strider inquired on the Fitness Center Food Truck schedule, and Ms. Green indicated she would follow up with YMCA regarding the schedule.

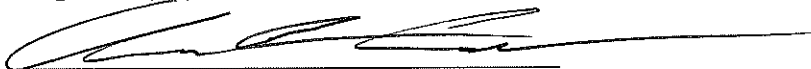
Director Strider reported he has requested the pool dedication ceremony event to potentially still be coordinated as operations and orders change, with input from family that will be in attendance. Ms. Green indicated YMCA was currently in coordination with Robert's family.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Schum, seconded by Director Tarufelli, 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,



Andrew Kunkel, Recording Secretary for the Meeting