

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
June 14, 2021

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:30 p.m. on June 14, 2021. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Ashley Tarufelli, President
Jeffrey Schum, Assistant Secretary
John Strider, Secretary

Also in Attendance:

Chelsey Green, Jesse Mestrovic, Molly Janzen, Andrew Kunkel, and Daryl Fields; Pinnacle Consulting Group, Inc. (PCGI)
Eve Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Neil Simpson and Justin Wells; Brookfield Residential
Cindy Moris; YMCA of Denver
Kim Herman; DR Horton Homes
Anita Brilz, Cindy Riley, David Dibbern, Dennis Garza, Dewayne Davis, Jake Shepard, Jay Thomas, Julie Gallegos, Mark Doul, Stacey Wann, Jessica Melaniak and Kym Fash; Residents of Brighton Crossings Metropolitan District and Brookfield Residential Employees.

CALL TO
ORDER

The Regular Meeting of the Board was called to order at 6:33 p.m. by Director Tarufelli, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board.

ACKNOWLEDGEMENT
OF APPOINTMENTS

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

CONFLICTS
OF INTEREST
DISCLOSURE

Ms. Velasco noted that notices of potential conflicts of interest for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential conflicts of interest 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. Velasco 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

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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.

AGENDA

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

RESOLVED to approve the agenda, as amended to add item II. C. Consider Approval of Right-of-Way Easement Request from Cureton Front Range, LLC.

APPROVAL OF MINUTES

The minutes of the Special Board Meeting held on March 9, 2021 were presented. Following review, upon a motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the March 9, 2021 Special Meeting minutes, as presented.

PUBLIC COMMENTS

- Jessica Melaniak, 5534 Cherry Blossom Drive: Posed questions regarding the swimming pool and splash pad and requested a complete Board Packet prior to District meetings.
 - Dennis Garza, 5281 Silver Maple Street: Noted that he is requesting a variance from the Design Review Committee.
 - David Dibbern, 4700 Mt. Shavano Street: Expressed frustrations regarding the public comment process.
 - Mark DouL, 5239 Royal Pine Street: Expressed frustrations regarding the public comment process.
 - Julie Gallegos, 5361 Royal Pines Street: Posed questions regarding the process to rent the Venture Center and access the facility before and after posted hours of operation.
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DIRECTOR COMMENTS

Director Tarufelli requested additional information regarding the distribution of meeting packets. Ms. Green reported that the agendas are publicly posted, and items that are approved are posted on the District website after the meeting.

Director Tarufelli requested additional information regarding communication between the Board and the public. Ms. Green reported that questions received

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from the community are either addressed directly from PCGI staff or forwarded to the appropriate Board Member. Director Strider stated that an individual Board Member cannot speak for the entire Board and needs to use caution when responding to community concerns.

COVENANT VIOLATION HEARING

Covenant Violation Hearing for 5281 Silver Maple Street: The Board held a hearing regarding a covenant violation at 5281 Silver Maple Street concerning non-compliance of residential improvements. Information was presented to the Board by Mr. Garza and Ms. Green. Ms. Green reviewed different options for variations and requested that the Board provide PCGI additional direction regarding the enforcement of the governing documents. Director Strider suggested that Mr. Garza works directly with the Design Review Committee to bring the current structure to District specifications. Director Strider requested that the Design Review Fee be waived for Mr. Garza. Ms. Green will contact Mr. Garza to coordinate a meeting.

LEGAL MATTERS

Engagement of Special Counsel for Covenant Enforcement and Collection Services: Ms. Green reviewed with the Board the Altitude Community Law Engagement Letter for Special Counsel for Covenant Enforcement and Collection Services. Following review and discussion, upon motion duly made by Director Taruffelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to engage Altitude Community Law for Special Counsel for Covenant Enforcement and Collection Services.

Amended and Restated Annual Administrative Matters Resolution: Ms. Velasco presented to the Board the Amended and Restated Annual Administrative Matters Resolution revising the regular Board meeting dates. Following review and discussion, upon motion duly made by Director Taruffelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the Amended and Restated Annual Administrative Matters Resolution revising the regular Board meeting dates.

Right-of-Way Easement Request: Ms. Velasco presented to the Board a Right-of-Way Easement Agreement and Letter Agreement from Cureton Front Range, LLC. Following review and discussion, upon motion duly made by Director Taruffelli, seconded by Director Strider and, upon vote, unanimously carried, it was

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RESOLVED to approve Right-of-Way Easement Agreement and Letter Agreement from Cureton Front Range, LLC, as presented.

FINANCIAL
MATTERS

2020 Audit Extension: Ms. Janzen requested approval to file for an extension of time to file the 2020 Audit and answered questions. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the extension of time to file the 2020 Audit.

Ratification of Payment of Claims: Ms. Janzen reviewed with the Board the payment of claims for period February 1, 2021 to June 4, 2021, in the amount of \$732,851.59. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to ratify the payment of claims for period February 1, 2021 to June 4, 2021, in the amount of \$732,851.59, as presented.

Financial Statements: Ms. Janzen reviewed with the Board the Unaudited Financial Statements for the period ending March 31, 2021 and answered questions. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the Unaudited Financial Statements for the period ending March 31, 2021, as presented.

Status of Collections: Ms. Green provided the Board with an update regarding the Status of Collections.

Discussion Regarding 2022 Budget Timeline: Ms. Green reviewed with the Board the 2022 budget timeline, noting that PCGI typically holds a budget drive with a designated Board member in July. It was the consensus of the Board to table the scheduling discussion for a special meeting.

MANAGEMENT
AND
OPERATIONAL
MATTERS

Master Association Delegate District Election Presentation: It was the consensus of the Board to table this item.

Operations Board Manager's Report: It was the consensus of the Board to table this item.

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Discussion regarding Board Meeting Platforms: It was the consensus of the Board to table this item.

Mailbox Kiosks Easements Project Memorandum: It was the consensus of the Board to table this item.

Covenant Enforcement Memorandum regarding Community Education: It was the consensus of the Board to table this item.

Resolution Amending Authority of the Enhancement Committee: Ms. Green presented to the Board the Resolution Amending Authority of the Enhancement Committee. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Amending Authority of the Enhancement Committee, as presented.

Park Signage Memorandum: Ms. Green reviewed with the Board the Park Signage Memorandum and was authorized to procure signage.

Recreational Management Report: It was the consensus of the Board to table this item.

Amended and Restated Policies and Procedures Governing the Brighton Crossing Recreation Amenities: Ms. Green reviewed with the Board the Amended and Restated Policies and Procedures Governing the Brighton Crossing Recreation Amenities. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

RESOLVED to approve the Amended and Restated Policies and Procedures Governing the Brighton Crossing Recreation Amenities, as presented.

2021 Independent Contractor Agreements and Contract Modifications Report: It was the consensus of the Board to table this item.

Independent Contractor Agreement with Wood Revival, LLC: Ms. Green reviewed with the Board the Independent Contractor Agreement with Wood Revival, LLC. Ms. Green noted that the Agreement included a waiver of certain of the Board's standard contractor insurance requirements. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Strider and, upon vote, unanimously carried, it was

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RESOLVED to approve the Independent Contractor Agreement with Wood Revival, LLC, as presented.

OTHER MATTERS There were no other matters to come before the Board.

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 7:57 p.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