

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
June 30, 2021

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 5:30 p.m. on Wednesday, June 30, 2021. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance:

Chelsey Green, Jesse Mestrovic, Daryl Fields, and Erin West; Pinnacle Consulting Group, Inc.
Eve Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.
Amy Ostendorf and Cindy Moris; YMCA of Denver
Stacey Wann; Brighton Crossings Enhancement Committee
Dewayne Davis, Neil Simpson, James Hinton, Jesse Manton, Jessica Zeleniak, Kim Herman, and other members of the public.

CALL TO ORDER

The Special Meeting of the Board was called to order at 5:32 p.m. by Ms. Green, noting that a quorum was present for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards. Director Taruffelli also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

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 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,

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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 Boards 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 presented.

ACKNOWLEDGEMENT OF APPOINTMENTS

The Board acknowledged the appointment of Justin Wells and Neil Simpson to the Brighton Crossings Operations Board from Brighton Crossing Metropolitan District No. 8 and Brighton Crossing Metropolitan District No. 6, respectively.

ELECTION OF OFFICERS

Ms. Green reviewed with the Board the required slate of officers. Following review, upon a motion duly made by director Tarufelli, seconded by Director Schum and, upon vote, unanimously carried it was

RESOLVED to appoint the following slate of officers:

Ashley Tarufelli, President (No. 5)
Neil Simpson, Treasurer (No. 6)
Jeffrey Schum, Assistant Secretary (No. 7)
Justin Wells, Secretary (No. 8)
John Strider, Assistant Secretary (No. 4)

PUBLIC COMMENTS

There were no comments made by the public.

DIRECTOR COMMENTS

There were no comments made by the Directors.

MANAGEMENT AND OPERATIONAL MATTERS

Master Association Delegate District Election: Ms. Green reviewed with the Board the upcoming Brighton Crossings Master Association Delegate District Election and answered questions.

Ms. Velasco reviewed the Waiver of Potential Conflict of Interest and answered questions. Following review, upon a motion duly made by Director Tarufelli, seconded by Director Schum and, upon vote, unanimously carried, it was

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RESOLVED to approve the Waiver of Potential Conflict of Interest, as presented.

Enhancement Committee Report: Ms. Wann reviewed with the Board the Enhancement Committee Report noting that they are continuing to grow membership and are starting the volunteer program. The Committee is looking to repurpose the splash park and are looking at economical options for additional snow removal after the large snow event last year.

Operations Board Manager's Report: Ms. Green presented the Operations Board Manager's Report to the Board and answered questions.

Covenant Enforcement Memorandum for Trash Totes: Ms. Green reviewed the covenant enforcement memorandum for trash totes and the email blast sent to the community regarding this covenant. Ms. Green recommended the Board continue with this education. Following discussion, the Board directed Ms. Green to continue with the education period.

Recreational Program Director's Report: Ms. Ostendorf reviewed with the Board the Recreational Program Director's Report and answered questions.

Additional Lifeguard Recommendations: Ms. Ostendorf and Ms. Moris discussed the need for additional lifeguards with the Board and highlighted capacity issues and incidents that have taken place at the pool due to the lack of lifeguards. Ms. Moris described an incident with an irate resident was turned away and was given a verbal warning. Ms. Green will coordinate having a warning letter sent to the resident. It was the consensus of the Board to hire a fifth full time lifeguard and to hire a sixth lifeguard to be on call for peak use times. Following review and discussion, upon motion duly made by Director Taruffelli, seconded by Director Schum and, upon vote, unanimously carried, it was

RESOLVED to hire two additional lifeguards, as discussed.

OTHER MATTERS

There were no other matters were brought before the Board.

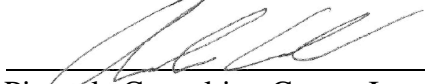
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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:27 p.m.

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

Respectfully submitted,



Pinnacle Consulting Group, Inc., Recording Secretary for the Meeting