

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
October 27, 2021

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:30 p.m. on Wednesday, October 27, 2021. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Ashley Taruffelli, President
Neil Simpson, Treasurer
Jeffrey Schum, Assistant Secretary
Justin Wells, Assistant Secretary
John Strider, Secretary

Also in Attendance:

Jesse Mestrovic, Andrew Kunkel, Geol Scheirman, Doug Campbell, Daryl Fields, and Amanda Castle; Pinnacle Consulting Group, Inc. (PCGI)
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.
Sean Walsh; HOA Election Contractor
Cindy Moris; YMCA
Justin Wells, Jake Shepard, Daniel Massey; Members of the Public

CALL TO
ORDER

The Special Meeting of the Board was called to order at 6:32 p.m. by Mr. Mestrovic, 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

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

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The minutes of the Special Board Meeting held on June 14, 2021 and June 30, 2021, were presented. Following review, upon a motion duly made by Director Taruffelli, seconded by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the Special Board Meeting held on June 14, 2021 and June 30, 2021, as presented.

RATIFICATION OF CONTRACT MODIFICATIONS

Mr. Mestrovic reviewed with the Board the contract modifications report. Following review, upon a motion duly made by Director Schum, seconded by Director Simpson and, upon vote, unanimously carried it was

RESOLVED to ratify the contract modifications.

PUBLIC COMMENTS

There were no comments made by the public.

DIRECTOR COMMENTS

Director Strider expressed concerns with EDI, noting concerns over this year's plantings.

LEGAL MATTERS

Memorandum Re: Metropolitan District and Homeowners Association Regulations of Free Speech: Ms. Velasco reviewed with the Board the Memorandum regarding Metropolitan District and Homeowners Association Regulations of Free Speech specifically concerning the display of signs and flags. Following discussion, the Board directed legal counsel to review the existing guidelines and recommended changes.

FINANCIAL MATTERS

Ratification of Payment of Claims: Ms. Castle reviewed with the Board the payment of claims for the period June 5, 2021 through October 1, 2021, in the

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amount of \$738,695.36. Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Taruffelli and, upon vote, unanimously carried, it was

RESOLVED to ratify the payment of claims for period June 5, 2021 through October 1, 2021, in the amount of \$738,695.36, as presented.

Financial Statements: Ms. Castle reviewed with the Board the June 30, 2021 Financial Statements. Following review and discussion, upon motion duly made by Director Taruffelli, seconded by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to ratify the Financial Statements for the period ending June 30, 2021.

MANAGEMENT
AND
OPERATIONAL
MATTERS

Master Association Delegate District Election: Mr. Walsh updated the Board on the Master Association Delegate District Election, noting that additional ballots were still needed from certain delegate districts in order to achieve a quorum.

Operations Board Manager's Report: Mr. Mestrovic presented the Operations Board Manager's Report to the Board and answered questions.

Meeting Location Options: Mr. Mestrovic discussed the options for future meetings and requested direction from the Board. It was the consensus of the Board to hold virtual meetings with one meeting also held in person in the second quarter of 2022.

Mailbox Kiosks Easement Project: Mr. Scheirman provided an update to the Board on the Mailbox Kiosks Easement Project, noting that the Operations Board has received 7 of the 12 easements for mailbox maintenance.

Covenant Enforcement Memorandum for Trash Totes: Mr. Mestrovic reviewed the covenant enforcement memorandum for trash totes and the education efforts that have occurred for the last six months. Mr. Mestrovic asked how long the Board would like the education to continue before implementing fines. Following discussion, the Board directed Mr. Mestrovic to end the education period and resume standard covenant enforcement measures.

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

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OTHER MATTERS The Board discussed holiday lighting and requested lighting on the Venture Center.

ADJOURNMENT There being no further business to come before the Boards, the meeting was adjourned at 7:34 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