

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
November 9, 2021

The Special Meeting of the Board of Directors of Brighton Crossings Operations Board was held via teleconference at 6:30 p.m. on Tuesday, November 9, 2021. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance:

Jesse Mestrovic, Geol Scheirman, Luis Garcia, Maddie McKean, Daryl Fields, Doug Campbell, Jason Woolard, Andrew Kunkel and Amanda Castle; Pinnacle Consulting Group, Inc. (PCGI)
Jake Shepard and Dewayne Davis; Members of the Public

CALL TO
ORDER

The Special Meeting of the Board was called to order at 6:35 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. Mr. Mestrovic 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, the Board

RECORD OF PROCEEDINGS

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.

PUBLIC COMMENTS

There were no comments made by the public.

DIRECTOR COMMENTS

Director Wells asked if the District maintains perimeter fencing. Mr. Campbell answered the fence is maintained by the district if the asset has been accepted.

2022 BUDGET HEARING

Director Tarufelli opened the 2022 Budget Hearing to the public. Mr. Mestrovic reported that notice of the budget hearings had been published in accordance with state budget law on October 27, 2021. There being no public input, the public hearing was closed by a motion made by Director Simpson and seconded by Director Wells. The Board reviewed the 2022 budget, which detailed estimated revenues and expenditures.

After further review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolutions to Adopt the 2022 Budget, appropriate budgeted funds upon final certification of value being received by the County of Adams on or before December 15, 2021, approve all other documents related to the 2022 budget, as amended subject to the duplex lawn care line-item total being reduced by \$35,000. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

MANAGEMENT AND OPERATIONAL MATTERS

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

2022 Facilities Operations and Maintenance Independent Contractor Agreements: Mr. Mestrovic presented the 2022 Facilities Operations and Maintenance Independent Contractor Agreements.

RECORD OF PROCEEDINGS

- i. Environmental Designs, Inc.
- ii. Affordable Pest Control
- iii. Muttley's Maid
- iv. Guardian Construction
- v. Wood Revival
- vi. Star Playgrounds
- vii. Frontier Environmental
- viii. The YMCA of Denver
- ix. American Mechanical Services
- x. Affordable Pest Control

Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Tarufelli and, upon vote, unanimously carried, it was

RESOLVED to approve 2022 Facilities Operations and Maintenance Independent Contractor Agreements.

LEGAL MATTERS

First Amendment to Contribution Agreement with Brookfield Residential (Colorado), LLC: Ms. Velasco reviewed First Amendment to Developer Contribution Agreement with Brookfield Residential (Colorado), LLC. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to approve First Amendment to Contribution Agreement with Brookfield Residential (Colorado), LLC.

2022 Annual Administrative Matters Resolution: Ms. Velasco reviewed with the Board the 2022 Annual Administrative Matters Resolutions. Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Wells and, upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Annual Administrative Matters Resolution.

Fourth Amended and Restated Resolution Concerning the Imposition of Authority Fees: Ms. Castle reviewed with the Board the Fourth Amended and Restated Resolution Concerning the Imposition of Authority Fees. Following review and discussion, upon motion duly made by Director Tarufelli, seconded by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to approve the Fourth Amended and Restated Resolution Concerning the Imposition of Authority Fees.

RECORD OF PROCEEDINGS

OTHER MATTERS Director Strider addressed the HOA election and concerns regarding the dog park.

ADJOURNMENT There being no further business to come before the Boards, the meeting was adjourned at 6:57 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