

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

HELD  
March 14, 2022

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was held via teleconference at 5:30 p.m. on Monday, March 14, 2022. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

John Strider, President  
Jeffrey Schum, Secretary  
Dewayne Davis, Treasurer  
David Dibbern, Assistant Secretary  
Jacob Shepard, Assistant Secretary

#### Also in Attendance:

Geol Scheirman, Shannon Metcalf, and Amanda Castle; Pinnacle Consulting Group, Inc. (PCGI)  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Brittney Watkins, Jessica Zeleniak; Brighton Crossing Residents

### CALL TO ORDER

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was called to order at 5:30 p.m. by Director Strider, noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Board. Director Strider confirmed that prior to the meeting each of the Directors had been notified of the meeting.

### CONFLICTS OF INTEREST DISCLOSURE

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 and inquired into whether Board Members had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. The Board reviewed the agenda for the meeting, following which no additional disclosures were noted. The Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

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### AGENDA

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

**RESOLVED** to approve the agenda, as presented.

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### PUBLIC COMMENT

There were no comments made by members of the public.

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### DIRECTOR COMMENTS

Director Shepard expressed concerns regarding the misinformation regarding the Brighton Crossing Metropolitan District No. 4 Board of Director Election. Director Shepard requested the cost to the community regarding the election.

The Board further discussed communication with the Bromley Apartments and Pierson Park community to relay that are not within the Brighton Crossing Community and would be considered a non- resident for the amenities.

Board requested updated for Venture Park and timeline for the community.

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### FINANCIAL MATTERS

Ratification of Payment of Claims: Ms. Castle reviewed with the Board the payment of claims for the period October 2, 2021 through February 28, 2022, in the amount of \$43,207,69. Following review and discussion, upon motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried it was

**RESOLVED** to ratify the payment of claims for period October 2, 2021 to February 28, 2022 in the amount of \$43,207,69, as presented.

Financial Statements: Ms. Castle reviewed with the Boards the Unaudited Financial Statements for the period ending, December 31, 2021. Following review and discussion, upon motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

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

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2022 Bond Refunding Timeline: Ms. Castle reviewed with the Board the 2022 bond refunding timeline and will be looking to engage an underwriter.

Review and Consider 2021 Audit Engagement: Ms. Castle reviewed with the Boards the 2021 Audit Engagement from WIPFI. Following review and discussion, upon motion duly made by Director Schum, seconded by Director Shepard, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2021 Audit Engagement with WIPFLI for \$5,300 as presented.

MANAGEMENT  
AND  
OPERATIONAL  
MATTERS

Manager's Report: Mr. Scheirman reviewed with the Board the written manager's report and answered questions.

LEGAL ITEMS

Review and Consider Adoption of Resolution Calling Polling Place Election: Ms. Tinny presented polling place option for the May 3, 2022 election and reviewed cost and participation from the May 2020 election. Ms. Velasco reviewed with the Board the Resolution Calling Polling Place Election. Following review and discussion, upon motion duly made by Director Shepard, seconded by Director Strider and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Calling Polling Place Election

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 Strider, seconded by Director Davis, and upon unanimous vote, the meeting was adjourned at 6:41 p.m.

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

Respectfully submitted,  
  
Shannon Metcalf, Recording Secretary for the Meeting