

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS METROPOLITAN DISTRICT OPERATIONS BOARD

**HELD**  
**April 19, 2022**

The Special Meeting of the Board of Directors of Brighton Crossings Master Association was held via teleconference at 6:30 p.m. on Tuesday, April 19, 2022. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

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

#### Directors Absent and Excused:

Ashley Tarufelli, President

#### Also in Attendance:

Geol Scheirman, Lyndsey Paavilainen, Doug Campbell, Daryl Fields; Pinnacle Consulting Group, Inc. (PCGI)  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Dewayne Davis, Jake Shepard, Jessica Zeleniak and David Dibbern; Members of the Public

### CALL TO ORDER

The Special Meeting of the Board was called to order at 6:30 p.m. by Director Simpson, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Mr. Scheirman also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

### AGENDA

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

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

### PUBLIC COMMENTS

Mr. Shepard requested an update on the bike lane stripping along Willow Oak. Ms. Zeleniak inquired about YMCA guess pass costs and the process for communication of these fees with the community.

## RECORD OF PROCEEDINGS

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### LEGAL MATTERS

Ratify YMCA Contract: Mr. Campbell reported that he met with the Board and YMCA staff to review cost saving options for the District. Following review and discussion, upon motion duly made by Director Schum, seconded by Director Strider and, upon vote, unanimously carried, it was

**RESOLVED** to approve Ratification of the YMCA Contract.

Consider Approval of HOA Dissolution Resolution: Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Strider and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution of Dissolution of Brighton Crossing HOA.

Consider Adoption of Resolution Amending and Restating Policies and Procedures for Rental Request Form, Recreation Amenities Fee Schedule, Swimming Pool and Venture Center, Fitness Center, and Sports Courts: Ms. Velasco reviewed the proposed changes to the fee schedule and policies and procedures to the recreation amenities. Ms. Velasco highlighted that there is clarification of the difference between a guest pass for residents, the age of the unsupervised children at the pool, and changes to hourly rates and outside user fees. 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 adoption of Resolution Amending and Restating Policies and Procedures for Rental Request Form, Recreation Amenities Fee Schedule, Swimming Pool and Venture Center, Fitness Center, and Sports Courts.

### OTHER MATTERS

There were no other matters brought before the Board.

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### FACILITIES MATTERS

Mailbox Kiosk Design Discussion: Mr. Scheirman provided an overview of the steps taken to inform residents of the easement requests. Mr. Fields stated that the District can provide maintenance to the Mailbox kiosks and presented various kiosk designs and placement. The Board requested a Repair Cost Analysis to review at the next meeting.

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## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:56 p.m.

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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