

# RECORD OF PROCEEDINGS

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

HELD  
December 6, 2021

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, December 6, 2021. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

John Strider, President  
Dewayne Davis, Treasurer  
Jacob Shepard, Assistant Secretary

#### Directors Absent and Excused:

David Dibbern, Assistant Secretary  
Jeffrey Schum, Secretary

#### Also in Attendance:

Jesse Mestrovic, Geol Scheirman, Jason Woolard, Andrew Kunkel and  
Brendan Campbell; Pinnacle Consulting Group, Inc. (PCGI)  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.

### CALL TO ORDER

The Special Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 4 was called to order at 5:35 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.

# RECORD OF PROCEEDINGS

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## AGENDA

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

**RESOLVED** to approve the agenda, as amended to include discussion of Pierson Park.

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## APPROVAL OF MINUTES

The minutes of the Special Board Meetings held on October 27, 2021 and November 9, 2021 were presented. Following review, upon a motion duly made by director Strider, seconded by Director Davis and, upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the Special Board Meetings held on October 27, 2021 and November 9, 2021 as presented, 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 Davis expressed concerns regarding the information provided to new home buyers by the builder sales teams. The consensus of the Board was to have Brookfield Residential require the builder sales teams to provide all information and landscape templates at the time of sale.

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## FINANCIAL MATTERS

Finance Manager's Report: Mr. Campbell provided the Finance Manager's Report to the Board and answered questions.

Committee Funds: Mr. Mestrovic discussed the Committee Funds with the Boards and answered questions.

Appreciation Fund Discussion: The Board discussed an appreciation fund.

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## MANAGEMENT AND OPERATIONAL MATTERS

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

Suggestion Process for Community Members: The Board discussed a suggestion process for Community Members.

2022 Election Process: Mr. Mestrovic and Ms. Velasco provided an update on the 2022 Election Process.

# RECORD OF PROCEEDINGS

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LEGAL ITEMS

There were no legal matters to come before the Board.

OTHER MATTERS

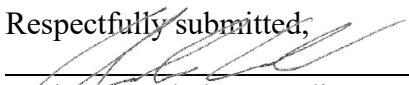
Director Shepard addressed concerns that Pearson Park residents are being told they are allowed to use the Brighton Crossings amenities. He requested the discussion of raising pool fees be added to the February agenda for discussion.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Shepard, seconded by Director Davis, and upon unanimous vote, the meeting was adjourned at 6:35 p.m.

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

Respectfully submitted,

  
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Andrew Kunkel, Recording Secretary for the Meeting