

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
December 6, 2021

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

ATTENDANCE

Directors in Attendance:

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

Directors Absent but excused:

Jeffrey Schum, Assistant Secretary

Also in Attendance:

Jesse Mestrovic, Geol Scheirman, Luis Garcia, Daryl Fields, Jason Woolard, Andrew Kunkel and Brendan Campbell; Pinnacle Consulting Group, Inc. (PCGI)
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.
Jake Shepard and Dewayne Davis; Members of the Public

CALL TO
ORDER

The Special Meeting of the Board was called to order at 6:30 p.m. by Mr. Mestrovic, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. 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

RECORD OF PROCEEDINGS

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 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 Wells and, upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

THE MINUTES NEED TO BE ADDED TO THESE

PUBLIC
COMMENTS

There were no comments made by the public.

DIRECTOR
COMMENTS

Director Strider expressed concerns regarding the information provided to new home buyers by the builder sales teams. He asked Brookfield Residential to require the builder sales teams to provide all information and landscape templates at the time of sale. Director Strider asked if Brookfield Residential would consider entering into a cost sharing agreement for Smart Valves in Volley Park. Director Strider asked if Brookfield Residential would consider covering part of the cost to make the Venture Center ADA accessible.

MANAGEMENT
AND
OPERATIONAL
MATTERS

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

LEGAL MATTERS

Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges: Ms. Velasco discussed with the Board the Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges. 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 Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.

Joint Cost Acceptance and Infrastructure Acquisition Resolution for Baseline Road and Bridge Street Monumentation: Ms. Velasco presented the Joint Cost

RECORD OF PROCEEDINGS

Acceptance and Infrastructure Acquisition Resolution for Baseline and Bridge Street Monumentation. 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 Joint Cost Acceptance and Infrastructure Acquisition Resolution for Baseline Road and Bridge Street Monumentation.

Joint Cost Acceptance and Infrastructure Acquisition Resolution for Planning Area 7 Landscaping: Ms. Velasco reviewed with the Boards the Joint Cost Acceptance and Infrastructure Acquisition Resolution for Planning Area 7 Landscaping. 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 Joint Cost Acceptance and Infrastructure Acquisition Resolution for Planning Area 7 Landscaping.

OTHER MATTERS

There were no other matters brought before the board.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:53 p.m.

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

Respectfully submitted,

DocuSigned by:



Andrew Kunkel, Recording Secretary for the Meeting