

# RECORD OF PROCEEDINGS

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

**HELD**  
**June 13, 2022**

The Regular Meeting of the Board of Directors of Brighton Crossings Operations Board was held in person at the Venture Center and via teleconference at 6:30 p.m. on Tuesday, June 13, 2022. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

John Strider, Secretary  
Jeffrey Schum, Assistant Secretary

Also in Attendance:

Geol Scheirman, Amanda Castle, Doug Campbell, Daryl Fields and Ettie Arnold; Pinnacle Consulting Group, Inc. (PCGI)  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Ashley Taruffelli and Matt Haley, Brookfield Residential  
Dewayne Davis, Jake Shepard, Jessica Zeleniak, and David Dibbern; Members of the Public

CALL TO  
ORDER

The Regular Meeting of the Board was called to order at 6:33 p.m. by Director Strider, 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.

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. 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 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 Boards considered the agenda as presented. Following review, Legal Matters was moved to agenda item III and Management & Capital Matters followed. 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 amended.

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STATUS OF OATHS OF OFFICE Mr. Scheirman thanked all those that participated in the District elections.

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ELECTION OF OFFICERS Following discussion, a motion duly made by Director Schum, seconded by Director Strider and, upon vote, unanimously carried, it was

**RESOLVED** to keep the same slate of officers.

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APPROVAL OF MINUTES The minutes of the Special Board Meeting held on April 19, 2022 were presented. Following review, upon a motion duly made by Director Schum, seconded by Director Strider and, upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the Special Board Meeting held on April 19, 2022, as presented.

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PUBLIC COMMENTS Mr. Shepard expressed he has received many complaints regarding people not being able to attend board meetings due to the day of the week and time they are held.

Ms. Zeleniak mentioned the northwest corner of Volley Park needs to be mowed and there are too many weeds.

Ms. Watkins inquired if the sprinkles at the tree lines have rain sensors like the park sprinklers where they will shut off with rainy weather.

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DIRECTOR COMMENTS Director Strider discussed the verbal abuse pool staff is receiving from a small number of residents. He noted that the community needs to rally and stop the verbal abuse or lifeguards will leave and the pool will be closed. Mr. Scheirman noted that the YMCA can take action to revoke Venture Center privileges of users engaged in abusive behavior. Director Strider noted that he would reiterate this to the YMCA staff.

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### FINANCIAL MATTERS

Ratification of Payment of Claims: Ms. Castle reviewed with the Board the payment of claims for the period March 1, 2022 through June 6, 2022, in the amount of \$604,747.47. 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 March 1, 2022 through June 6, 2022, in the amount of \$604,747.47, as presented.

Financial Statements: Ms. Castle reviewed with the Board the unaudited Financial Statements for the period ending March 31, 2022 and answered questions. Following review and discussion, upon motion duly made by Director Strider, seconded by Director Schum and, upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending March 31, 2022, as presented.

Authorized Signers on District Account: Ms. Castle recommended to keep President Strider as signer on account and add newly appointed Treasurer Brittany Watkins since taking office of the treasurer. Following review and discussion, the Board decided no changes were necessary.

Audit Update: Ms. Castle explained audit drafts are on the way and to be provided soon, she answered questions.

Budget Timeline: Ms. Castle confirmed appointment of John Strider as a representative for the onsite budget planning sub-committee. Discussion took place to include Neil Simpson on sub-committee. Upon motion duly made by Director Strider, seconded by Director Schum and, upon vote, unanimously carried, it was

**RESOLVED** confirmed appointment of John Strider and Neil Simpson as representatives for onsite budget planning sub-committee.

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### LEGAL MATTERS

Consider Adoption of Third Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges: Ms. Velasco reviewed the Resolution with the Board. Following review and discussion, upon motion duly made by Director Strider, seconded by Director Schum and, upon vote, unanimously carried, it was

**RESOLVED** to Adoption of Third Amended and Restated Resolution Establishing Guidelines for Processing and Collection of Delinquent Fees and Charges.

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MANAGEMENT  
MATTERS

District Manager's Report: Mr. Scheirman presented the manager's report with the Board and shared the dissolution of HOA is final.

Operations & Maintenance Report: Mr. Fields presented the Operations & Maintenance report to the Board and answered questions.

Contract Modifications Report: Mr. Scheirman presented the contract modifications report to the Board and answered questions.

Capital Manager's Report: Mr. Campbell presented the Capital Manager's report to the Board and answered questions. Mr. Haley provided an update regarding Venture Park.

OTHER MATTERS

There were no other matters brought before the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:12 p.m.

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

Respectfully submitted,

DocuSigned by:

*Ettie Arnold*

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Ettie Arnold, Recording Secretary for the Meeting