

# RECORD OF PROCEEDINGS

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

HELD  
September 12, 2022

The Regular Meeting of the Board of Directors of Brighton Crossings District No. 4 was held virtually at 5:30 p.m. on Monday, September 12, 2022. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

John Strider, President  
Jeffrey Schum, Secretary  
Brittney Watkins, Treasurer  
Jessica Zeleniak, Secretary  
David Dibbern, Assistant Secretary

#### Also in Attendance:

Geol Scheirman, Kenny Parish, Amanda Castle, and Tracie Kaminski; Pinnacle Consulting Group, Inc.  
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.

### CALL TO ORDER

The Regular Meeting of the Board was called to order at 5:33 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 advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Velasco reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Velasco inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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### AGENDA

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

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

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### APPROVAL OF MINUTES

The minutes of the Regular Board Meeting held on June 13, 2022 were presented. Following review, upon a motion duly made by Director Zeleniak, seconded by Director Schum and, upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the Regular Board Meeting held on June 13, 2022, subject to comments from legal counsel.

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### PUBLIC COMMENTS

There were no comments made by the public.

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### DIRECTOR COMMENTS

Director Strider wished Director Dibbern a quick recovery from his health issues and expressed his appreciation for Mr. Dibbern attending the meeting.

Director Zeleniak asked whether District No. 7 should meet with District No. 4 instead of with District Nos. 5, 6, and 8. Ms. Castle provided background regarding the meeting structure.

Director Dibbern posed questions about the naming of various parks. Mr. Scheirman responded and reported he would follow up with the facilities team regarding the naming conventions.

### FINANCIAL MATTERS

Ratification of Payment of Claims: Ms. Castle reviewed with the Board the payment of claims for the period through September 7, 2022, in the amount of \$18,024.44. 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 the period through September 7, 2022 in the amount of \$18,024.44, as presented.

Financial Statements: Ms. Castle reviewed with the Board the unaudited Financial Statements for the period ending June 30, 2022 and answered questions. Following review and discussion, upon motion duly made by



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Director Zeleniak, seconded by Director Dibbern and, upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2022, as presented.

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

### MANAGEMENT MATTERS

Manager's Report: Mr. Scheirman noted that the Manager's Report was included in the Board's Packet for their information.

### LEGAL MATTERS

There were no legal matters brought before the board.

### OTHER MATTERS

Director Dibbern requested an update on text blast capability and whether complaints and potential covenant violations could be submitted to the Operations Board via the website. Mr. Scheirman indicated he would follow up with the website developer and work with the community management team to provide an update.

Director Watkins asked about vending machines.

Director Dibbern noted that he had heard reports of violation notices being distributed in error.

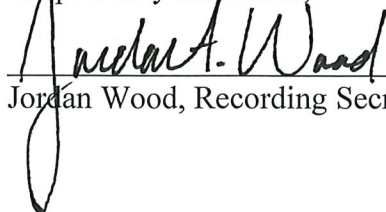
Director Zeleniak noted that her block looks better than ever.

### ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:10 p.m.

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

Respectfully submitted,



Jordan Wood, Recording Secretary for the Meeting