

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS METROPOLITAN DISTRICT OPERATIONS BOARD

HELD
September 12, 2022

The Regular Meeting of the Board of Directors of Brighton Crossings Operations Board was virtually via Zoom at 6:30 p.m. on Monday, September 12, 2022. Notice of the meeting was duly posted.

ATTENDANCE

Directors in Attendance:

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

Also in Attendance:

Geol Scheirman, Amanda Castle, Kenny Parish, Daryl Fields, Stanley Holder, and Tracie Kaminski; Pinnacle Consulting Group, Inc. (PCGI)
Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.
Lyndsey Paavilainen, Ashley Tarufelli 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 6:31 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 by the Board Members might be required prior to taking official action at a 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, a discussion item regarding a credit card was added under Financial Items as item E. Upon a motion duly made by Director Schum, seconded by Director Wells and, upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended.

ACKNOWLEDGE APPOINTMENT OF MEMBERS AND ELECTION OF OFFICERS

The Board acknowledged the reappointment of Directors Wells, Schum, and Simpson by the Boards of District Nos. 6, 7, and 8. 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.

APPROVAL OF MINUTES

The minutes of the Regular Board Meeting held on June 13, 2022 were presented. Following review and discussion of requested corrections, upon a motion duly made by Director Simpson, 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 by legal counsel and the Board.

PUBLIC COMMENTS

Ms. Zeleniak mentioned the Venture Center Park area looks like an eye sore and requested cleaning the area up. Director Wells stated he would follow up with Matt Haley to gain clarity on the areas condition.

DIRECTOR COMMENTS

Director Schum asked for an update on Venture Park and Director Wells noted that the Intergovernmental Agreement needed in order for District No. 6 to proceed with construction is still under review by City staff.

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 \$779,596.45. Following review and discussion, upon motion duly made by Director Simpson, unanimously carried, it was

RESOLVED to ratify the payment of claims for period through September 7, 2022, in the amount of \$779,596.45, as presented.

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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 Director Simpson and, upon vote, unanimously carried, it was

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

Ratification of 2021 Audit: Ms. Castle explained the audit and answered questions.

RESOLVED to ratify the 2021 audit, as presented.

Budget Timeline: Ms. Castle explained the timeline of the budget to the Board and answered questions.

Ability for Credit Card Coverage: Ms. Castle noted that there was a request to authorize the YMCA to use a credit card for emergency purchases on the Operation Board's behalf. She discussed options with Divvy and Bill.com with the Board and explained how that process would work regarding payments. Director Simpson expressed concern about the safeguards regarding card usage and whether. The Board directed Ms. Castle to create a draft "Process of Approval" document to be available at the next scheduled meeting.

MANAGEMENT MATTERS

District Manager's Report: Mr. Scheirman presented the manager's report to the Board and answered questions.

Operations & Maintenance Report: Mr. Fields presented the Operations & Maintenance report to the Board and answered questions. Mr. Fields provided an update regarding the water pressure issue at the Venture Center, noting the indications that there is a leak in the main line, possibly related to the City's installation of a meter. Pinnacle will confirm there is no leak on the Operations Board main line before approaching City again.

Contract Modifications Report: Mr. Fields presented the contract modifications report to the Board and answered questions. Following review and discussion, upon motion duly made by Director Simpson and, upon vote, unanimously carried, it was

RESOLVED to approve the Contract Modification Report.

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Capital Manager's Report: Mr. Holder presented the Capital Manager's report to the Board and answered questions.

LEGAL MATTERS

Consider Approval of Canal Crossing Agreement with FRICO and Brookfield Residential: Ms. Velasco reviewed the Canal Crossing Agreement with the Board. 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 the Canal Crossing Agreement with FRICO and Brookfield Residential.

OTHER MATTERS

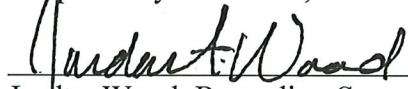
Vending Machine Proposal: Mr. Scheirman informed the Board that a resident inquired about installing vending machines at the Venture Center and Fitness Center. The Board discussed and determined not to approve the request at this time.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:44 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