

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8

HELD  
July 25, 2023

The Combined Regular Meeting of the Board of Directors of Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7, and Brighton Crossing Metropolitan District No. 8 (collectively, “Districts”) was held via teleconference at 4:00 p.m. on Tuesday, July 25, 2023. Notice of the meeting was duly posted.

### ATTENDANCE

#### Directors in Attendance:

Chris Bremner (Nos. 5,6,8)  
Lyndsey Paavilainen (Nos. 5,6,8)  
Matt Haley (District 5,6,8)  
Steve Parker (District 7)  
Tim Wagley (District 7)  
Cheri Skaggs (District 7)

#### Directors Absent, but Excused:

Chelsea Dale (District 7)  
Neil Simpson (Nos. 5-8)  
Brad Wilkin (Nos. 5,6,8)

#### Also in Attendance:

Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Kenny Parrish, Andrew Kunkel, Jordan Wood, Amanda Castle, Tracie Kaminski, and Stanley Holder; Pinnacle Consulting Group, Inc.

### CALL TO ORDER

The Regular Meeting of the Boards of Directors of the Brighton Crossing Metropolitan District Nos. 5-8 was called to order at 4:03 p.m. by Ms. Velasco, noting that a quorum was present for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards.

### COMBINED MEETINGS

The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

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CONFLICT OF  
INTEREST  
DISCLOSURE

Ms. Velasco advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. Ms. Velasco noted that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Colorado Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Velasco inquired into whether members of the Boards 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. Additionally, the Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

AGENDA

The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Paavilainen for District Nos. 5,6,8 and a motion duly made by Director Parker, seconded by Director Wagley for District No. 7, and upon vote, unanimously carried, it was

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

PUBLIC COMMENTS

There were no Public Comments brought before the Boards.

DIRECTOR  
COMMENTS

Director Parker asked for clarification on SB 23-1105 – Metro District Task Force. Ms. Velasco provided clarification and answered questions.

CONSENT AGENDA

Ms. Velasco reviewed the items on the consent agenda with the Boards. Ms. Velasco advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Bremner, seconded by Director Haley for District Nos. 5,6,8 and a motion duly made by Director Parker, seconded by Director Wagley for District No. 7, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – April 25, 2023, Regular Meeting Minutes.
- B. Payables.

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## MANAGEMENT MATTERS

Manager's Report: Mr. Parrish noted that the District Manager's Report was included as an informational enclosure in the Meeting Packet and provided an opportunity for Directors to ask questions.

Operations and Maintenance Report: Mr. Parrish noted that the Operations and Maintenance report was included as an informational enclosure in the Meeting Packet and provided an opportunity for Directors to questions.

## CAPITAL MATTERS

Future Capital Cost Certifications: Mr. Holder discussed with the Boards an update on future Capital Cost Certifications and answered questions.

## FINANCIAL MATTERS

2022 Audit: Ms. Kaminski discussed with the Board extending the audit deadline for District No. 6 and answered questions. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Bremner, and upon vote, unanimously carried, it was

**RESOLVED** by the Board of District No. 6 to authorize filing an extension to file the 2022 Audit and distribution and review of the 2022 audit via email, subject to comments from the Board by August 15, 2023.

Financial Report: Ms. Castle reviewed with the Boards the unaudited Financial Statements for the period ending June 30, 2023, and answered questions. Following review and discussion, upon a motion duly made and seconded, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2023, as presented.

## LEGAL MATTERS

SB23-110 Annual Community Meeting: Ms. Velasco provided an update on the new SB23-110 requirements and answered questions. The Board noted concerns with the scheduled November meeting and requested rescheduling be considered.

## DIRECTOR ITEMS

Director Parker wanted to address ground sinking and issues with the foundation shifting.

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Director Skaggs asked about tree tagging around the District.

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### OTHER MATTERS

There were no Other Matters brought before the Boards.

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### ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Bremner, seconded by Director Parker, and upon unanimous vote, the meeting was adjourned at 4:41 p.m.

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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