BRIGHTON CROSSINGS
OPERATIONS BOARD

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	District
Erik Clore	President	District No. 8
Neil Simpson	Treasurer	District No. 6
Tim Wagley	Assistant Secretary	District No. 7
Vacant	Assistant Secretary	District No. 5
John Strider	Secretary	District No. 4

Date: December 1, 2026 (Tuesday)
Time: 6:00 P.M.
Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/84480896891?pwd=aCkWnXuSJXXcitXKhjTidNfaFvNksF.1
Webinar ID: 844 8089 6891; Passcode: 018663
Telephone: 1 719 359 4580 or 1 669 444 9171

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

A. Approval of Minutes – October 27, 2026, Regular Meeting.
B. Ratification of Payment of Claims.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Community Manager's Report.
C. Operations and Maintenance Report.
D. Consider Approval of Board Action Forms.
   i. Replastering of Swimming Pool.
   ii. Interior Painting at Fitness Center.
   iii. Flooring Replacement at Fitness Center.
   iv. Installation of Additional Sun-Shade at Venture Center Pool.
E. Approval of Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special district Association of Colorado

Membership, Payment of Agency Fees, and Approval of Exclusion from Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool.

F. Confirm Board Meeting Dates for 2027.
   i. February 23, 2027
   ii. April 27, 2027
   iii. August 24, 2027
   iv. October 26, 2027
   v. November 30, 2027
G. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
   1. Please see enclosed list of contractors and details.
H. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2026 Budgets.

IV. FINANCIAL ITEMS

A. Review Unaudited Financial Statements for the period ending September 30, 2026.
B. Public Hearing regarding the Proposed 2027 Budgets.
C. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
D. Consider Approval to Engage with Clinger Hangerman for 2026 Audit Services.

V. LEGAL ITEMS

A. Consider approval of 2027 Annual Administrative Matters Resolution.
B. Consider Approval of Second Amendment to Amended and Restated Fee Resolution.

VI. DIRECTOR COMMENT

VII. ADJOURNMENT

*****The next Regular Meeting is scheduled for February 23, 2027*****