

# **BRIGHTON CROSSINGS** **OPERATIONS BOARD**

## **NOTICE OF REGULAR MEETING AND AGENDA**

| <b><u>Board Of Directors</u></b> | <b><u>Office</u></b> | <b><u>District</u></b> |
|----------------------------------|----------------------|------------------------|
| Lyndsey Paavilainen              | President            | District No. 8         |
| Neil Simpson                     | Treasurer            | District No. 6         |
| Tim Wagley                       | Assistant Secretary  | District No. 7         |
| Brad Wilkin                      | Assistant Secretary  | District No. 5         |
| John Strider                     | Secretary            | District No. 4         |

**Date: February 24, 2026 (Tuesday)**

**Time: 6:00 P.M.**

**Place: ZOOM & Teleconference**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81269195246?pwd=znHX7rb7iY4tbG3abqFOfROR46NMTq.1>

Webinar ID: 812 6919 5246; Passcode: 589566

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).
- E. Director Comment.

### **II. CONSENT AGENDA**

- A. Approval of Minutes – December 2, 2025, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
  - i. Aquatic Chemical Solutions, ICA
  - ii. DCPS, ICA – Landscape Services
  - iii. DCPS, Addendum #1 – Snow Removal Services
  - iv. DCPS, Addendum #2 – Irrigation, Clean-Up, Courtyard, Duplex Services
  - v. DCPS, Addendum #3 – Filing 6 Services
  - vi. Muttley’s Maid Inc., ICA
  - vii. YMCA, ICA

### **III. DEVELOPER UPDATE**

- A. Update from Brookfield Team.

#### **IV. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.
- B. Operations & Maintenance Report.
  - i. Discussion and Approval of Concrete Repair Proposal. (BAF)
- C. YMCA Update.

#### **V. FINANCIAL ITEMS**

- A. Review and Consider Unaudited Financial Statements for the period ending December 31, 2025.

#### **VI. LEGAL ITEMS**

- A. Consider Approval of Fifth Amendment to the Contribution Agreement.
- B. Consider Approval of Resolution Designating Meeting Notice Posting Location.

#### **VII. DIRECTOR COMMENT**

#### **VIII. ADJOURNMENT**

**\*\*\*The next Regular Meeting is scheduled for April 28, 2026\*\*\***