

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD
February 27, 2024

The Regular Meeting of the Brighton Crossings Operations Board was held via Zoom and Teleconference on Tuesday, February 27, 2024, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

Matt Haley
Neil Simpson
Jeffrey Schum
Chris Bremner
John Strider

Also in Attendance:

Matt Gray and Heather Hartung; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Andrew Kunkel, Tracie Kaminski, Stanely Holder, and Daryl Fields; Pinnacle Consulting Group, Inc.
Christa Stonehocker; District No. 4 Board.
Lyndsey Paavilainen; Brookfield Residential.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Brighton Crossings Operations Board was called to order by Mr. Gray at 6:02 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Gray noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Gray advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Gray 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. Mr. Gray inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding 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.

RECORD OF PROCEEDINGS

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Schum, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

Election of Officers: Mr. Gray discussed the Election of Officers with the Board. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to elect the slate of officers as noted below:

Chris Bremner – President
Neil Simpson – Treasurer
Jeffrey Schum – Assistant Secretary
Matt Haley – Assistant Secretary
John Strider – Secretary

CONSENT AGENDA

Mr. Gray reviewed the items on the consent agenda with the Board. Mr. Gray advised the Board 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 Simpson, Seconded by Director Strider, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – November 30, 2023, Special Meeting and November 30, 2023, Annual Meeting.
- B. Payment of Claims.
- C. Contract Modifications.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Board and answered questions.

Operations and Maintenance Report: Mr. Fields presented the Operations and Maintenance Report to the Board and answered questions.

RECORD OF PROCEEDINGS

CAPITAL
INFRASTRUCTURE
ITEMS

Capital Projects Update: Mr. Holder provided the Capital Projects Update to the Board and answered questions.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending December 31, 2023, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2023, as presented.

LEGAL ITEMS

Intergovernmental Agreement Regarding Reimbursement of Park Fees for the Construction of Venture Park: Mr. Gray presented the Intergovernmental Agreement Regarding Reimbursement of Park Fees for the Construction of Venture Park to the Board. Following review and discussion, upon a motion duly made by Director Schum, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to conditionally approve the Intergovernmental Agreement regarding Reimbursement of Park Fees for the Construction of Venture Park subject to non-substantive changes made by the City of Brighton.

DIRECTOR
MATTERS

Director Bremner discussed a district parcel with the Board which may be brought for discussion at the next regular meeting.

Director Strider recommended the Board initiate a formal RFP process for 2025 Operations and Maintenance Service Contractors.

OTHER
MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Bremner, seconded by Director Haley, and upon unanimous vote, the meeting was adjourned at 6:39 p.m.

RECORD OF PROCEEDINGS

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

Respectfully submitted,



Andrew Kunkel, Recording Secretary for the Meeting