

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

HELD
October 22, 2024

The Regular Meeting of Brighton Crossing Metropolitan District No. 4 was held via Zoom and Teleconference on Tuesday, October 22, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

John Strider
David Zirinsky
Christa Stonehocker
Brittany Watkins

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Tracie Kaminski, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Lyndsey Paavilainen and Matt Haley; District Nos. 5, 6, & 8 Board Members
Dewayne Davis; Member of the Public

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Brighton Crossing Metropolitan District No. 4 was called to order by Mr. Parrish at 5:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Parrish noted that a quorum was present, with four out of four 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.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Stonehocker, seconded by Director Strider, 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.

CONSENT AGENDA

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

- A. Minutes – September 23, 2024, Special Meeting.
 - B. Payment of Claims.
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DISTRICT MANAGER ITEMS

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

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending September 30, 2024, with the Board. Following review and discussion, upon a motion duly made by Director Stonehocker, seconded by Director Strider, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending September 30, 2024, as presented.

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LEGAL ITEMS

Amended Brighton Crossing Filing No. 2 Development Agreement: Mr. Gray presented the Amended Brighton Crossing Filing No. 2 Development Agreement to the Board. Director Strider requested clarification regarding the locations included in the agreement and Mr. Haley responded. Director Zirinsky requested clarification regarding the specifications of the agreement and Mr. Haley responded. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Zirinsky, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended Brighton Crossing Filing No. 2 Development Agreement, as presented.

DIRECTOR MATTERS

Director Stonehocker noted concerns regarding mulch and planting beds and requested a 2025 landscaping schedule and Mr. Parrish responded. Director Zirinsky furthered Director Stonehocker's concerns and Mr. Parrish responded.

OTHER MATTERS

The 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 Stonehocker, seconded by Director Zirinsky, and upon unanimous vote, the meeting was adjourned at 5:22 p.m.

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

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting