

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF BRIGHTON CROSSINGS OPERATIONS BOARD

HELD  
July 23, 2024

The Regular Meeting of the Brighton Crossings Operations Board was held via Zoom and Teleconference on Tuesday, July 23, 2024, at 6:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Chris Bremner  
Neil Simpson  
Matt Haley  
John Strider

#### Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.  
Kenny Parrish, Tracie Kaminski, Andrew Kunkel, and Daryl Fields;  
Pinnacle Consulting Group, Inc.  
Lyndsey Paavilainen; District Nos. 5, 6, & 8 Board Member  
Christa Stonehocker; District No. 4 Board Member  
Several Members of the Public

### 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. Parrish at 6:03 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 Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to remove I Administrative Item D Consider Appointment to fill Board Vacancy.

Public Comment:

Jessica Zeleniak requested an update regarding the construction of Venture Park.

Christa Stonehocker expressed concern regarding plantings and mulch needing to be replaced in District common areas and parks. Ms. Stonehocker inquired into the covenant enforcement process for lawn watering and dead or dying lawns and Mr. Parrish responded. Director Bremner requested District staff compile a list of addresses of homes with dead or dying lawns and provide it to Ms. Stonehocker for review.

Director Comment: Director Bremner provided an update regarding the construction of Venture Park to the Board and noted difficulties with the City of Brighton.

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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 Bremner, Seconded by Director Haley, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – April 23, 2024, Regular Meeting, June 21, 2024, Special Meeting.
- B. Payment of Claims.
- C. Contract Modifications.

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DISTRICT MANAGER  
ITEMS

Operations and Maintenance Report: Mr. Fields presented the Operations and Maintenance Report to the Board and highlighted efforts for mulch replacements throughout the district and discussed the planned progression of the project.

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District Manager's Report: Mr. Parrish presented the District Manager's Report to the Board. Director Brenner inquired regarding common covenant violations and Mr. Parrish responded.

### FINANCIAL ITEMS

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

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

2023 Audit: Ms. Kaminski reviewed the 2023 Audit with the Board and answered questions. Ms. Kaminski reported that the audit received a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Brenner, seconded by Director Simpson, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2023 Audit, subject to final Board Member, Accounting Manager, and Legal Counsel review by July 29<sup>th</sup> with filing no later than July 31<sup>st</sup>.

Designated Signer for Banking: Ms. Kaminski requested ratification of the designation of Directors Simpson, Brenner, and Haley as signers for banking. Following review and discussion, upon a motion duly made by Director Brenner, seconded by Director Simpson, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the designation of Directors Simpson, Brenner, and Haley as signers for banking.

### EXECUTIVE SESSION

Executive session, pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice from general counsel related to specific legal questions regarding an incident that occurred at the Venture Center that may result in negotiations.

Mr. Gray advised the Boards that it was permitted, upon compliance with requisite statutory procedures under the Colorado Open Meetings Law, for the Boards to convene an executive session, pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the purpose of receiving legal advice from general counsel related to specific legal questions regarding an incident that occurred at the Venture Center that

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may result in negotiations. Upon a motion duly made by Director Bremner, seconded by Director Simpson, and upon vote, unanimously carried, it was

**RESOLVED** to convene an Executive Session, pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the purpose of receiving legal advice from general counsel related to specific legal questions regarding an incident that occurred at the Venture Center that may result in negotiations.

The Boards returned from Executive Session at 7:06 p.m. No decisions or actions were taken in the Executive Session.

DIRECTOR  
MATTERS

There were no Director Matters to come before the Board.

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 7:09 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