

RECORD OF PROCEEDINGS

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

HELD
April 23, 2024

The Regular Meeting of Brighton Crossing Metropolitan District No. 4 was held via Zoom and Teleconference on Tuesday, April 23, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

John Strider
Christa Stonehocker
Jeffrey Schum
Brittany Watkins

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Andrew Kunkel, Tracie Kaminski, and Michael Garcia;
Pinnacle Consulting Group, Inc.
Lyndsey Paavilainen; Brookfield Residential
Several Members 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 Director Strider at 5:02 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 Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment:

Director Strider recommended alterations to the design plans for Venture Park to include a second dog park for the District to mitigate increased use at the existing dog park. Director Strider noted the benefits of an additional dog park to include reduced total irrigated acreage and cost savings to the District.

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

- A. Minutes – February 27, 2024, Regular Meeting.
 - B. Payment of Claims.
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DISTRICT MANAGER ITEMS

District Manager's Report: Ms. Parrish reviewed the District Manager's Report with the Board.

Operations and Maintenance Report: Ms. Parrish reviewed the Operations and Maintenance Report with the Board.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending March 31, 2024, with the Board and answered questions. Ms. Kaminski highlighted the impending receipt of unanticipated revenue as a result of careful observation and investigation regarding oil and gas royalties owed to the District. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Watkins, and upon vote, unanimously carried, it was

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RESOLVED to accept the unaudited Financial Statements for the period ending March 31, 2024, as presented.

2023
AMENDED
BUDGET HEARING

Director Strider opened the 2023 Amended Budget Hearing for Brighton Crossing Metropolitan District No. 4. Mr. Parrish reported that notice of the budget hearing was published in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. Kaminski reviewed the amended budget in detail and answered questions. The amended budget for the District is as follows:

General Fund: \$643,095.00
Debt Service Fund: \$2,369,287.00
Capital Fund: \$264,836.00

Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the 2023 Amended Budget and appropriate funds for Brighton Crossing Metropolitan District No. 4 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budget.

FINANCIAL
ITEMS CONTINUED

Municipal Advisor RFP: Ms. Kaminski discussed the Municipal Advisor Request For Proposal with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Stonehocker, and upon vote, unanimously carried, it was

RESOLVED to engage Stifel as Municipal Advisor.

LEGAL ITEMS

Public Entity Digital Accessibility Standards: Mr. Gray and Mr. Parrish discussed the Public Entity Digital Accessibility Standards with the Board and answered questions.

Proposal from Streamline to Provide Website and Accessibility Services: Mr. Gray presented the Proposal from Streamline to Provide Website and Accessibility Services to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Strider, seconded by Director Schum, and upon vote, unanimously carried, it was

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RESOLVED to approve the Streamline Proposal to Provide Website and Accessibility Services, as presented.

DIRECTOR
MATTERS

There were no Director Matters to come before the Board.

OTHER
MATTERS

The Board opened the meeting to Public Comment.

Rhonda Cramer requested clarification regarding the need for website ADA-compliance and noted her concern regarding the District's facilities possibly being ADA-non-compliant and Mr. Gray and Mr. Parrish responded.

David Dibbern expressed concerns regarding Director qualifications and candidacy requirements for the 2025 election and Mr. Gray responded.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Strider, seconded by Director Watkins, and upon unanimous vote, the meeting was adjourned at 6:05 p.m.

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