

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BROMLEY PARK METROPOLITAN DISTRICT NO. 2
(THE "DISTRICT")
HELD
February 9, 2021

A special meeting of the Board of Directors of the Bromley Park Metropolitan District No. 2 (referred to hereafter as the "Board") was convened on Tuesday, February 9, 2021, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

Joel Farkas, President
Toni Serra, Secretary
Douglas G. Hamilton, Treasurer

Absent and excused was Directory Anthony Tucker.

Also, In Attendance Were:

MaryAnn McGeady, Esq.; McGeady Becher P.C.
Courtney Diguardi, Esq.; McGeady Becher P.C.
Lisa Johnson: CliftonLarsonAllen LLP - Management
Paul Wilson; CliftonLarsonAllen LLP – Accounting
Barrett Marrocco; Independent District Engineering Services, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney McGeady that disclosures of potential conflicts of interest were filed with the Secretary of State for Directors Farkas, Hamilton and Serra, and no additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice/Call to Order:

Ms. Johnson confirmed the presence of a quorum and called the meeting to order at 11:04 a.m.

The Board entered into a discussion regarding the requirements of Section 32-1-

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903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon a motion duly made by Director Hamilton, seconded by Director Farkas, and upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, this meeting was conducted via Microsoft Teams and encouraged public participation via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Agenda:

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Hamilton, seconded by Director Farkas, and upon vote, unanimously carried, the Board approved the Agenda, as presented.

Public Comment:

There was no public comment.

FINANCIAL
MATTERS

Disposition of Series 2018D Bonds and Advances under Advance and Reimbursement Agreement between the District and Kings CO LLC:

- i. Draw of Bromley Park Metropolitan District No. 2 Third Subordinate General Obligation Limited Tax Bond, Series 2018D in an Amount Up to \$3,350,000 for Reimbursement of District Eligible Public Improvement Costs to Kings CO LLC

Attorney Diguardi reviewed with the Board and reported that legal counsel and staff have reviewed all the cost certifications related to the draw request. The draw request is in the amount of \$2,692,000. It was noted that an additional \$658,000 in bond funds will need to be considered for approval by the Board at a special meeting scheduled for March 30, 2021. Following discussion, upon motion duly made by Director Hamilton, seconded by Director Serra, and upon vote, unanimously carried, the Board authorized a draw on the District's Third Subordinate General Obligation Limited Tax Bond, Series 2018D in the amount of \$2,692,000 for reimbursement of District eligible public improvement costs to Kings CO LLC.

- ii. Easement from Kings CO LLC and Affiliated Entities to Allow for the District's Access to Public Improvements Accepted by the District

Attorney Diguardi reported that no easements are needed at this time.

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LEGAL
MATTERS

Escrow Agreement (Homestead Phase II and Phase III Public Improvements Surety) between the District, City of Brighton, and Fidelity National Title Company:

This item was deferred.

Tracts C and E, Brighton East Farms Filing No. 3, Amendment No. 1 to the District per Special Warranty Deed:

Attorney Diguardi presented to the Board and noted that legal counsel is working with South Beebe Draw Metropolitan District on needed easements for these tracts. No action by the Board was needed at this time.

Bill of Sale and Assignment of Warranties from Richmond American Homes of Colorado, Inc. to the District for Storm Improvements Constructed in Brighton East Farms Filing No. 3:

Attorney Diguardi presented to the Board and noted that legal counsel is awaiting execution of the revised Bill of Sale and Assignment of Warranties by Richmond American Homes of Colorado, Inc.

Following discussion, upon motion duly made by Director Hamilton, seconded by Director Serra, and upon vote unanimously carried, the Board approved the Bill of Sale and Assignment of Warranties, as presented.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Hamilton, seconded by Director Farkas, and upon vote unanimously carried, the Board adjourned the meeting at 11:20 a.m.

Respectfully submitted,

By DocuSigned by:
Toni Serra
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Secretary for the Meeting

Certificate Of Completion

Envelope Id: 457FC76EEFB2413D89C1017C4876F230	Status: Completed
Subject: Please DocuSign: Minutes - 02-09-2021 - Special Mtg (execution copy).pdf	
Client Name: Bromley Park MD 2	
Client Number: 011-030088-OS02-2021	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Cindy.Jenkins@claconnect.com
	IP Address: 73.169.83.196

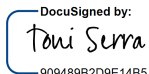
Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
3/30/2021 6:25:51 PM	Cindy.Jenkins@claconnect.com	

Signer Events

Toni Serra
toni@garnow.com
Office Manager
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

909489B2D9E14B5...
Signature Adoption: Pre-selected Style
Using IP Address: 64.207.26.34

Timestamp

Sent: 3/30/2021 6:26:58 PM
Viewed: 3/30/2021 6:32:31 PM
Signed: 3/30/2021 6:32:37 PM

Electronic Record and Signature Disclosure:
Accepted: 3/30/2021 6:32:31 PM
ID: ef08810e-ebf4-4974-97d3-d84cbbb90794

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/30/2021 6:26:58 PM
Certified Delivered	Security Checked	3/30/2021 6:32:31 PM
Signing Complete	Security Checked	3/30/2021 6:32:37 PM
Completed	Security Checked	3/30/2021 6:32:37 PM

Payment Events	Status	Timestamps
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