

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BROMLEY PARK METROPOLITAN DISTRICT NO. 2
(THE “DISTRICT”)
HELD
JULY 25, 2022

A regular meeting of the Board of Directors of the Bromley Park Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Monday, July 25, 2022, at 11:00 a.m. The District Board meeting was held and properly noticed to be held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

Joel Farkas, President
Toni Serra, Secretary
Douglas Hamilton, Treasurer
Anthony Tucker, Assistant Secretary

Also, In Attendance Were:

MaryAnn McGeady, Esq.; McGeady Becher P.C.
Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP – Management
Paul Wilson and Anthony Galioto; CliftonLarsonAllen LLP – Accounting

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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 that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors 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 11:00 a.m.

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

Public Comment: There was no public comment.

Minutes from the December 8, 2021 Special Meeting: Following review and discussion, upon a motion duly made by Director Serra, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the Minutes from the December 8, 2021 special meeting, as presented.

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2022 SDA Conference – September 13-15, 2022: The Board had no interest in attending.

May 3, 2022 Regular Director Election: Ms. Johnson provided an update.

Filing of Oaths of Directors: The filing of the Oaths of Director was confirmed.

Appointment of Officers: Following discussion, upon a motion duly made by Director Tucker, seconded by Director Farkas and, upon vote, unanimously carried, the Board determined to keep the same slate of officers:

| | |
|---------------------|---------------------|
| Joel Farkas | President |
| Toni Serra | Secretary |
| Douglas G. Hamilton | Treasurer |
| Anthony Tucker | Assistant Secretary |

FINANCIAL MATTERS

Current Claims and Ratification of Prior Claims: Mr. Wilson presented the claims in the amount of \$191,055.13 to the Board. Following review and discussion, upon a motion duly made by Director Farkas, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the current claims and ratified approval of the prior claims, in the amount of \$191,055.13.

Unaudited Financial Statements, Cash Position Schedule and Property Tax Summary: Mr. Wilson presented the Unaudited Financial Statements and Property Tax Summary, as of June 30, 2022 and Cash Position Schedule, updated as of July 18, 2022, to the Board. Director Farkas requested that Mr. Wilson prepare a summary of the debt outstanding, particularly on the Series 2018C Bonds and Series 2018D Bonds and the projected paydown schedule with the associated mill levies for the Board. Following review and discussion, upon a motion duly made by Director Farkas, seconded by Director Tucker and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements and Property Tax Summary, as of June 30, 2022 and Cash Position Schedule, updated as of July 18, 2022, as presented.

2021 Audit and Representations Letter: Mr. Wilson presented the draft 2021 Audit to the Board. Following review and discussion, upon a motion duly made by Director Farkas, seconded by Director Hamilton and, upon vote, unanimously carried, the Board accepted the draft 2021 Audit, subject to final review by legal counsel and receipt of a clean opinion letter, and authorized the execution of the representations letter and filing of the final audit with the State Auditor.

OPERATIONS AND MAINTENANCE MATTERS

Construction Updates:

Brighton East Farms Filing No. 3 – Director Farkas provided construction updates and reported that Richmond American Homes of Colorado, Inc. is

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substantially complete with their homes and LGI Homes – Colorado, LLC is proceeding with construction of their homes.

Homestead – Director Farkas provided an update on the status of Homestead, noting that construction along 168th Avenue is proceeding.

Oil Wells in Brighton East Farms and Homestead – Director Farkas provided an update on oil and gas production, stating that no new drilling is expected at this time.

Buildout of the District – Updates provided above.

Park (Meadow Lane and Oxbow) – No new updates at this time.

Ratify Approval of Change Order No. 2 with Brightview Landscape Services, Inc. for Landscape Services: Upon a motion duly made by Director Farkas, seconded by Director Serra and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 2 to the Service Agreement for Landscape Services with Brightview Landscape Services, Inc., which extends the term of the Agreement to December 31, 2022 and a price increase in the amount of \$23,796.

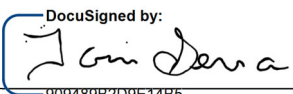
OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By  Secretary for the Meeting
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Certificate Of Completion

| | |
|--|------------------------------|
| Envelope Id: 17B8A3C0D8A94C1AA990E03369EA9F84 | Status: Completed |
| Subject: Complete with DocuSign: Bromley Park MD 2 / Various Documents from 11-28-2022 Meeting | |
| Client Name: Bromley Park MD 2 | |
| Client Number: A520186-OS02-2022 | |
| Source Envelope: | |
| Document Pages: 46 | Signatures: 11 |
| Certificate Pages: 5 | Initials: 0 |
| AutoNav: Enabled | Envelope Originator: |
| Enveloped Stamping: Enabled | Cindy Jenkins |
| Time Zone: (UTC-06:00) Central Time (US & Canada) | 220 S 6th St Ste 300 |
| | Minneapolis, MN 55402-1418 |
| | Cindy.Jenkins@claconnect.com |
| | IP Address: 67.176.12.84 |

Record Tracking

| | | |
|-----------------------|------------------------------|--------------------|
| Status: Original | Holder: Cindy Jenkins | Location: DocuSign |
| 12/12/2022 4:57:28 PM | Cindy.Jenkins@claconnect.com | |

Signer Events

Joel Farkas
joelharkas@gmail.com
Manager
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

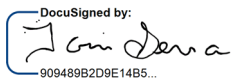
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Signature Adoption: Pre-selected Style
Using IP Address: 174.234.3.155
Signed using mobile

Timestamp

Sent: 12/12/2022 5:06:00 PM
Viewed: 12/12/2022 5:35:27 PM
Signed: 12/12/2022 5:36:21 PM

Electronic Record and Signature Disclosure:
Accepted: 12/12/2022 5:35:27 PM
ID: 9459972e-af69-46e4-8085-e5a6231b9e42

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

DocuSigned by:

909489B2D9E14B5...
Signature Adoption: Drawn on Device
Using IP Address: 75.166.206.23

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Viewed: 12/12/2022 6:07:13 PM
Signed: 12/12/2022 6:07:26 PM

Electronic Record and Signature Disclosure:
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| 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 Summary Events | Status | Timestamps |
|--------------------------------|------------------|-----------------------|
| Envelope Sent | Hashed/Encrypted | 12/12/2022 5:06:00 PM |
| Certified Delivered | Security Checked | 12/12/2022 6:07:13 PM |
| Signing Complete | Security Checked | 12/12/2022 6:07:26 PM |
| Completed | Security Checked | 12/12/2022 6:07:26 PM |

| Payment Events | Status | Timestamps |
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| Electronic Record and Signature Disclosure |
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