

## RECORD OF PROCEEDINGS

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MINUTES OF A CONTINUED SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BROMLEY PARK METROPOLITAN DISTRICT NO. 2  
(THE “**DISTRICT**”)  
HELD  
JUNE 12, 2023

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 Monday, June 12, 2023, at 12:30 p.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 (for a portion of the meeting)  
Douglas Hamilton, Treasurer  
Joshua C. Rollins, Secretary  
Anthony Tucker, Assistant Secretary  
Matthew L. Mooney, Assistant Secretary

Also, In Attendance Were:

MaryAnn McGeady, Esq. and Timothy O’Connor, Esq.; McGeady Becher P.C.  
Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP – Management  
Paul Wilson and Anthony Galioto; CliftonLarsonAllen LLP – Accounting  
Michael Lund and Blaine Hawkins; Piper Sandler & Co.

### ADMINISTRATIVE MATTERS

**Call to Order:** Ms. Johnson reconvened the special meeting at 12:31 p.m.

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 Ms. Johnson 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.

**Quorum / Meeting Location / Posting of Notice / Agenda:** The presence of a quorum was confirmed, location of meeting confirmed, and posting of notice confirmed.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Hamilton, seconded by Director Farkas and, upon vote, unanimously carried, it was

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determined to conduct the meeting at the above-stated date, time and location. It was further noted that notice of the time, date and location of the meeting was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries had been received.

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

**Public Comment:** There was no public comment.

### FINANCIAL MATTERS

**Current Claims and Ratification of Prior Claims:** Mr. Galioto presented the claims in the amount of \$201,938.56 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 approved the current claims and ratified approval of the prior claims, in the amount of \$201,938.56.

**Unaudited Financial Statements, Cash Position Schedule and Property Tax Summary:** Mr. Galioto presented the Unaudited Financial Statements and Property Tax Summary, as of March 31, 2023, and Cash Position Schedule, updated as of May 4, 2023, to the Board. Following review and discussion, upon a motion duly made by Director Hamilton, seconded by Director Rollins and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements and Property Tax Summary, as of March 31, 2023, and Cash Position Schedule, updated as of May 4, 2023, as presented.

**Public Hearing on Further Amendment to 2022 Budget:** The President opened the public hearing to consider an amendment to the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider further amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public was in attendance for comment, and the public hearing was closed.

Mr. Galioto presented the proposed amendment to the 2022 Budget to the Board, recommending further amending the Capital Projects Fund to \$247,630. Following review and discussion upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-06-01, to Further Amend the 2022 Budget.

**2022 Audit:** Mr. Wilson reviewed the 2022 Audit with the Board. Following review and discussion, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board accepted

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the 2022 Audit and authorized the execution of the Representation Letter and authorized its submittal, subject to final legal review, the receipt of a final opinion letter from the auditor, and the confirmation that the discussed charges would be removed from the CliftonLarsonAllen LLP invoices.

### **Possible Bond Refunding and New Money Issuance:**

- **Issuance of a 45-Day Notice in Accordance with Section 2-1-207(3)(b), C.R.S.**
- **Engagement of Bond Counsel**

Further bond discussion continued. Mr. Lund reviewed the mill levy sensitivity analysis with the Board.

Mr. Lund informed the board that bond counsel has begun preparing for the transaction and the official bond counsel kick-off meeting was scheduled for later that afternoon. The Board decided to hold a special meeting on July 11, 2023 at 12:30 p.m. to continue the discussion.

### **OPERATIONS AND MAINTENANCE MATTERS**

### **Construction Updates:**

- **Brighton East Farms Filing No. 3**
- **Homestead – Ownership, Operations and Maintenance of Stormwater Quality Ponds**
- **Oil Wells in Brighton East Farms and Homestead**
- **Buildout of the District**
- **Park (Meadow Lane and Oxbow)**

Director Farkas confirmed that there were no substantive updates at this time.

**Task Order No. 3 to the Service Agreement for Cost Verification Services with Independent District Engineering Services LLC (“IDES”):** Following review and discussion, upon a motion duly made by Director Farkas, seconded by Director Hamilton and, upon vote, unanimously carried, the board approved Task Order No. 3 to the Service Agreement for Cost Verification Services with IDES.

**Ownership and Maintenance of All Tracts:** Attorney McGeady provided updates regarding the potential conveyance of certain District owned tracts to the homeowner associations within the District. Attorney McGeady advised that she will reach out to the Brighton East Farms Master Association’s (the “**Brighton HOA**”) attorney, Yvonne Garcia, to request contact information for the Parkside at Brighton East Farms Homeowner’s Association’s (the “**Parkside HOA**,” together with the Brighton HOA, the “**HOAs**”) council or another representative for conversations to resolve this issue.

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Staff is working to obtain a collective opinion from the HOAs and, once received, the Board will make a decision what involvement, if any, the District will have in maintaining the discussed tracts going forward.

The Board directed legal counsel to work with the Brighton HOA and the Parkside HOA to get the tracts conveyed.

**Service Agreement for Stormwater Maintenance with Brightview Landscape Services, Inc.:** Following discussion, upon a motion duly made by Director Tucker, seconded by Director Rollins and, upon vote, unanimously carried, the Board approved the Service Agreement for Stormwater Maintenance with Brightview Landscape Services, Inc. in the amount of \$19,506.72.

CAPITAL  
PROJECTS  
MATTERS

None.

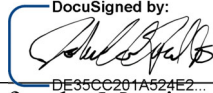
OTHER BUSINESS

**Quorum for Next Regular Meeting on July 24, 2023:** Following discussion, the Board determined to keep this meeting as scheduled.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 1:32 p.m.

Respectfully submitted,

By  Secretary for the Meeting

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Client Number: A520186-OS02-2023	
Source Envelope:	
Document Pages: 8	Signatures: 2
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
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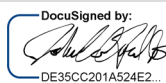
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	7/27/2023 10:43:23 AM
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