

RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BROMLEY PARK METROPOLITAN DISTRICT NO. 2  
HELD MAY 24, 2018

A Special Meeting of the Board of Directors ("Board") of the Bromley Park Metropolitan District No. 2 ("District") was held on Thursday, May 24, 2018 at 6:00 p.m. at Main Street Café, 161 N. Main Street, Brighton, Colorado 80601.

---

**Attendance**

In attendance were Directors:

Toni Serra  
Douglas Hamilton  
Anthony Tucker  
Dan Frelund

Also in attendance:

Matthew Urkoski & Jason Carroll; CliftonLarsonAllen LLP ("CLA")  
Sarah McGrath, Esq.; McGeady Becher P.C.  
Denny Wolf; Resident  
Jeff & Julie Crumpton; Residents  
Matt Johnston; Resident  
Andrea Wieland; Resident

**Call to Order  
And Quorum**

Director Serra called the meeting to order at 6:02 p.m. There was a quorum of the Board present for the special meeting. Following discussion, the absence of Director Farkas was excused.

**Potential Conflict  
of Interest**

Attorney McGrath discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board 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 McGrath that disclosures of potential conflicts of interest were filed with the Secretary of State for both Directors Serra and Farkas.

RECORD OF PROCEEDINGS

---

**Agenda/Meeting  
Location/Posting  
of Meeting Notices**

The Board reviewed the proposed Agenda for the District's Special Meeting. Following discussion, upon a motion duly made by Director Serra, seconded by Director Frelund and, upon vote, unanimously carried, the Agenda was approved as presented.

**Discuss Results  
Of May 8, 2018  
Election**

Attorney McGrath advised the Board that because there were not more candidates than positions available, the May 8, 2018 Election was cancelled.

**Consider  
Appointment  
Of Officers**

Upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board approved the slate of Officers as follows:

President: Joel Farkas	Secretary: Toni Serra
Treasurer: Douglas G. Hamilton	Assistant Secretary: Anthony Tucker
	Assistant Secretary: Dan Frelund

**Minutes**

**Minutes of the April 3<sup>rd</sup>, 2018 Special Meeting**

Following discussion, upon motion duly made by Director Hamilton, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the Minutes of the April 3, 2018 Special Meeting, as presented.

**Public Comments**

The residents in attendance expressed concerns and questions regarding streetlights, park irrigation, park shelter in Tract M park and oil and gas wells' proximity to the park. No action was taken at this time.

**Financial  
Matters**

**Review and Consider Approval of Claims**

Mr. Urkoski reviewed the claims with the Board in the amount of \$19,8889.15

Following review, upon a motion duly made by Director Hamilton, seconded by Director Serra and, upon vote, unanimously carried, the Board accepted the claims, as presented.

**Review and Consider Approval of April 30, 2018 Unaudited Financial Statements**

Mr. Carroll reviewed the April 30, 2018 unaudited financial statements with the Board. Discussion regarding public infrastructure bidding ensued.

RECORD OF PROCEEDINGS

---

Following review, upon a motion duly made by Director Hamilton, seconded by Director Frelund and, upon vote, unanimously carried, the Board accepted the April 30, 2018 unaudited financial statements, as presented.

Review and Consider Approval of 2017 Audit

The draft 2017 Audit has not been distributed. Following discussion, this matter was deferred to the July Board Meeting.

Other

None.

**Manager Items**

Authorize Construction of District Website

The Board discussed authorizing the construction of the District's website, not to exceed \$2,000.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board approved authorizing the construction of the District's website.

Discuss Status of Agreement for Maintenance Services between the District, Parkside HOA and/or Homestead HOA

The Board and consultants discussed the options for acceptance of maintenance responsibilities. Director Hamilton will approach the Parkside HOA Board about the potential of entering into a reimbursement agreement.

Upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board authorized Director Hamilton to discuss the agreement with the Parkside HOA Board and authorized District counsel to draft and negotiate terms of a potential agreement.

Other

None.

RECORD OF PROCEEDINGS

---

**Attorney Items**

Discuss and Consider Approval of the Elkhart LLC Special Warranty Deed to the District for Conveyance of Tract G, Brighton East Farms filing No. 1

Director Serra and Attorney McGrath reviewed the specifics of the Special Warranty Deed with the Board.

Following discussion, upon a motion duly made by Director Frelund, seconded by Director Tucker and, upon vote, unanimously carried, the Board approved the Elkhart LLC Special Warranty Deed to the District for Conveyance of Tract G, Brighton East Farms filing No. 1.

Other

None.

**Construction Matters**

Discuss/Report on Park Construction Brighton East Farms Filing 2 Tract N

No report at this time.

Phase II – Discuss park Construction of Brighton East Farms Filings 2 Tract N

a. Discuss Timing and Approval of Award of Contract

Director Tucker inquired as to the possibility of adding a shelter to the construction plans and requested an update regarding timeline of the project. Director Serra indicated that she will email a status update to the Board and consultants.

Update on Drilling of Oil and Gas Wells

No update at this time. The Board discussed health and safety of residents as a priority during park construction planning.

Consider Approval of Proposed Engagement of Martin/Martin Consulting Engineers for Independent Verification Engineer Services

Attorney McGrath reviewed the draft agreement with the Board. Director Serra discussed with the Board the processes involved for cost verification.

Upon a motion duly made by Director Hamilton, seconded by Director Serra and, upon vote, unanimously carried, the Board approved the engagement of Martin/Martin Consulting Engineers for Independent

RECORD OF PROCEEDINGS

---

Verification Engineer Services, contingent upon confirmation by counsel of pricing estimates as annual costs.

Other

None.

**Board Member**

Other

None.

**Other Business**

Confirm Quorum for July 3, 2018 Regular Meeting

The Board advised CLA to cancel the July 3, 2018 regular meeting and to hold the regular meeting on July 19, 2018.

**Adjournment**

There being no further business to come before the Board, upon a motion duly made by Director Serra, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,



---

Secretary for the Meeting