

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4
Special Meeting
The Police Station Community Room
3401 E. Bromley Lane, Brighton, CO 80601
Monday, December 5, 2016
5:00 p.m.

Ashley Tarufelli, President
Term to May 2020

Neil Simpson, Secretary/Treasurer
Term to May 2018

Chris Petro, Vice President
Term to May 2018

Vacant
Term to May 2020

Marc Savela, Vice President
Term to May 2018

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Disclosures/ Conflicts of Interest / Reaffirmation of Disclosures
3. Approval of Agenda
4. Approval of Minutes/Ratification of Actions from the October 12, 2016, special meeting **(enclosed)**
5. Public Comment- Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
6. Consent Agenda
 - a. 2017 Annual Administrative Resolution **(enclosure)**
 - b. Consider Approval of Agreement with YMCA of Metropolitan Denver for 2017 Swimming Pool Services **(enclosure)**
 - c. Consider Approval of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges **(enclosure)**
 - d. Consider Approval of Special Warranty Deed from Brighton Crossing Residential LLC to the District – Filing No. 2 **(TBD)**
 - e. Consider Approval of Special Warranty Deed from Brighton Crossing Residential LLC to the District – Filing No. 3 **(TBD)**
 - f. Consider Approval of 2017 Addendum to Amended Funding and Reimbursement Agreement **(enclosure)**
 - g. Consider Approval of Landscape Maintenance Easement from Brighton Crossing Residential LLC to the District for Lots 35-44, Block 2, Filing No. 3 **(enclosure)**
7. Legal Matters
 - a. Insurance Matters **(TBD)**
 - i. Insurance Renewal

- ii. Review Property and Liability Schedule Limits
 - b. Consider Approval of 2017 Fee Addendum (**enclosure**)
 - c. Consider Approval of Temporary Access and Grading Easement from S3L Holdings, LLC and 70 Ranch LLC to the District (**enclosure**)
 - d. Consider Approval of Declaration of Utility Easement re Recreation Center (**enclosure**)
8. Financial Matters
- a. Payables/Financials (**TBD**)
 - b. 2016 Budget Amendment Hearing/Adoption of Resolution Amending 2016 Budget (if needed)
 - c. 2017 Budget Hearing / Adoption of Budget Resolution (**enclosure**)
 - d. Auditor Proposals for 2016 Audit (**enclosure**)
9. District Manager's Report (**TBD**)
10. Construction Matters and Report (**enclosure**)
- a. Approval and Ratification of Outstanding Construction Matters
11. Other Business
- a. Discuss 2017 Meeting Schedule and Location (March 15, June 21, September 20, December 20)
12. Adjourn

The next regular meeting is scheduled for Wednesday, March 15, 2017 at 5:00 p.m.

The Board for the district has determined to meet at the location stated above because there is no convenient location to meet within the Districts' boundaries. Such meeting location shall remain applicable for all future meetings.