

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BRADBURN METROPOLITAN DISTRICT NO. 3

Held: Tuesday, March 21, 2023 at 6:30 p.m. via teleconference and at 4301 Main St., Ste 100, Westminster, Colorado.

Attendance

The regular meeting of the Board of Directors of Bradburn Metropolitan District No. 3 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, who have confirmed their qualifications to serve, were in attendance:

Michael Hald
Eddie Chang
Kay Dragon
Bill Rectanus
Scott Spuler

Also present were: George M. Rowley, Esq., White Bear Ankele Tanaka & Waldron, General Counsel to the District; Yelena Primachenko, District Accountant;

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflict of Interest Disclosures

Mr. Rowley advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No disclosures were noted. The Board determined that the participation of the directors present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Mr. Rowley presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Public Comment

None.

Consent Agenda

Mr. Rowley reviewed the items on the consent agenda with the

Board. Mr. Rowley advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

1. Board Meeting Minutes from October 17, 2022 Special Meeting

Operational Matters

District Website The Board engaged in a general discussion regarding the District website, no action was taken.

Consider Approval of Alleyway Repair Contract The Board engaged in a general discussion regarding the alleyway repair contract. The Board took a short walk to view several locations needing work and then returned to the clubhouse. Following discussion, upon a motion duly made and seconded, the Board appointed Director Chang and Director Hald to review and approve a new proposal from Catalyst Contracting based on the changes discussed while viewing the work locations. John Brown with Catalyst Contracting indicated that they should start work in June or July.

Legal Matters

Follow up on Board Orientation The Board engaged in a general discussion regarding Board orientation, no action was taken.

Financial Matters

Consider Approval of Financial Statements Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Financial Statements.

Consider Approval of Claims Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims submittal. It was noted that Director Dragon was approved to sign checks. Ms. Primachenko will work with the bank and Bill.com to authorize Ms. Dragon to sign.

Executive Session None.

Other Business None.

Adjourn There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

William Rectanus

William Rectanus (Aug 21, 2023 12:40 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 20th day of June, 2023.