

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

BRADBURN METROPOLITAN DISTRICT NO. 3

Held: Friday, February 28, 2025 at 3:00 p.m.  
via teleconference and 4050 W. 118<sup>th</sup> Place, Westminster, Colorado

**Attendance**

The special 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 R. Dragon  
Bill Rectanus  
Scott Spuler

Also present were: Scott A. Goodstein, Esq., White Bear Ankele Tanaka & Waldron, General Counsel to the District; and Yelena Primachenko, CliftonLarsonAllen, LLP, 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. Goodstein advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Goodstein reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Goodstein 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 additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of Agenda**

Director Hald 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.

**Legal Matters**

Consider Approval of Mr. Goldstein reviewed the Resolution Calling May 2025 Election Resolution Calling May 2025 Election with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution.

Motion to Approve Audit Ms. Primachenko reviewed the audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit.

**Financial Matters**

Consider Approval of Ms. Primachenko reviewed the proposed audit engagement letter Audit Engagement Letter with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit engagement letter.

**Other Business** The Board engaged in general discussion regarding a proposal for concrete work in the alleyway. The Board will consider the proposal once the weather improves. Deferred.

**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.

  
Bill Rectanus (Feb 5, 2026 18:55:38 MST)  
Secretary for the Meeting

The foregoing minutes were approved on the 18<sup>th</sup> day of March, 2025.