

BROMLEY PARK METROPOLITAN DISTRICT NO. 2 (THE "DISTRICT")

2001 16th St, Ste. 1700

Denver, CO 80202

Phone: 303-779-5710

www.bromleyparkmd2.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, July 20, 2026

TIME: 11:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/215385854142768?p=CL1Pn8vXVtBBDM097W>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 768 934 268#

Board of Directors

Joshua Rollins

Douglas G. Hamilton

Dennis Wolf

Matthew Mooney

William Daiss

Office

President

Treasurer

Secretary

Assistant Secretary

Assistant Secretary

Term Expires

May 2027

May 2027

May 2029

May 2027

May 2029

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. Approve agenda.
- C. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

- A. Approve minutes from May 7, 2026, special meeting (enclosure).
- B. Ratify Change Order No. 1 to Service Agreement for Landscape Maintenance between the District and Century Site Services, LLC (enclosure).

- C. Ratify Change Order No. 1 to Service Agreement for Detention Pond Maintenance between the District and Century Site Services, LLC (enclosure).

III. OIL AND GAS MATTERS

- A. Update from Oil and Gas Committee.
 - a. Status of Letter of Support for additional wells.
- B. Update from MOU Committee.
 - a. Status of Memorandum of Understanding with the City of Brighton.

IV. CAPITAL PROJECT MATTERS

- A. Update regarding Rotary and Homestead Parks and Filing No. 3 roads.
 - i. Report on current status of approval from the City, the scope of work to be funded from the Bond proceeds and the cost to complete.
 - ii. Review City's change of scope to Homestead Park and construction of Filing No. 3 road requirements.
 - iii. Update of transition of the stormwater permit in coordination with the construction of Rotary and Homestead parks.
 - iv. Review bid summary and consider award of a contract for Homestead & Rotary Parks Landscape and Irrigation Improvements to ECI Site Construction, Inc. in the amount of \$2,756,198.00 (enclosure).

V. HOA TRACT CONVEYANCE MATTERS

- A. Acknowledge conveyance of Tract U, Brighton East Farms Filing No. 1 to Brighton East Farms Homeowners Association, Inc. as of June 23, 2026.
- B. Acknowledge conveyance of Tracts A, C and D, Brighton East Farms Filing No. 1 and Filing No. 2, Administrative Amendment No. 1 to Parkside at Brighton East Farms Homeowners Association, Inc. as of June 23, 2026.

VI. FINANCIAL MATTERS

- A. Review and consider approval of Verification of Costs No. 17 Associated with Public Improvements prepared by IDIS in the amount of \$40,500.00 (enclosure).
- B. Review and ratify approval of current claims and ratification of prior claims (to be distributed).
- C. Review and consider acceptance of Unaudited Financial Statements, Schedule of Cash Position and Property Tax Summary (to be distributed).

- D. Review and consider acceptance of 2025 draft Audit. Authorize execution of management representations letter (to be distributed).

VII. OPERATIONS AND MAINTENANCE MATTERS

VIII. LEGAL MATTERS

- A. Review and consider termination of Agreement for Construction Management Services between the District and Gateway American Properties, LLC.

IX. MANAGER MATTERS

- A. Review and consider approval of proposal from Anthemnet, Inc. for land lease of Verizon cell tower (enclosure).
- B. Review and consider approval of proposal from Environmental Systems Research Institute, Inc. (“Esri”) for ArcGIS District Mapping (to be distributed).

X. OTHER BUSINESS

XI. ADJOURNMENT

The next regular meeting will be held on November 16, 2026, at 11:00 a.m.