

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD DECEMBER 19, 2023**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, December 19, 2023 at 6:30 p.m. via Zoom. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Richard Martinez

Denis Lawson

Brian Matis

Doug Webb

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Several constituents were also in attendance.

Call to Order

The meeting was called to order at 6:30 p.m.

Approval of Agenda

After review, upon a motion made by Director Matis, seconded by Director Lawson and, upon vote, unanimously carried, the Board approved the agenda as presented.

Declaration of Quorum
Director Qualifications and
Conflict of Interest

A quorum was declared. All directors are qualified to serve and there are no conflicts of interest. Following discussion, upon a motion made by Director Webb, seconded by Director Martinez and, upon vote, unanimously carried, the Board excused the absence of Director Gregory.

Public Comment

There were no public comments.

Manager's Items

a) Clubhouse Renovations – Renovations are ongoing. Ms. Torgerson provided the Board with the items being worked on in the next week. Director Webb noted the wi-fi has been hooked back up in the clubhouse however, when he was on site, he noted the Smurf Tube requested at the November 28 meeting had not been installed and that there doesn't appear to be any blocking or electrical run for the kitchen island. The Board directed General Counsel to notify Reconstruction Experts and Charles Taylor on notice that all outstanding issues need to be resolved immediately and no further delays will be accepted.

b) Playground Equipment and Surface Update – Ms. Torgerson noted the playground equipment has been installed, however, the poured in place rubber surface has not been. Playwell Group has been followed up with to determine when it is expected this piece of the project will be completed.

c) Mailbox Replacement – Phase 2 of the Mailbox Replacement Project has been placed on hold due to the pending change in management companies. The Board anticipates the work should start in early February once the new management company is on board.

d) Consider Approval for Renewal of General Liability Schedule and Limits, Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fee and Inclusion of Workers' Compensation Coverage – Following discussion, upon a motion made by Director Matise, seconded by Director Lawson and, upon vote, unanimously carried, the Board approved the renewal of insurance for 2024 at a cost of \$43,878 including the wind hail buy down at a cost of \$6582.

Consent Agenda

a) Approval of Minutes from the November 28, 2023, Regular Board Meeting

After discussion, upon a motion made by Director Lawson, seconded by Director Martinez and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.

Legal Matters

a) Review and Consider Approval of Management Proposal – Following discussion, upon a motion made by Director Lawson, seconded by Director Webb and, upon vote, unanimously carried, the Board approved the management proposal from Bright Star District Management for a 120-day probationary period.

Adjournment

With no further business to discuss, upon a motion made by Director Lawson, seconded by Director Matise and, upon vote, unanimously carried, the Board adjourned the meeting at 7:26 pm. The next meeting will be held on Tuesday, January 23, 2024, at 6:30 pm at the Southeast Recreation Center.

Respectfully Submitted,



Secretary for the Meeting