

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD OCTOBER 22, 2024**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, October 22nd, 2024, at 6:30 p.m. in person and via zoom at the Tollgate Clubhouse.

Attendance

In attendance were the following Directors:

Richard Martinez
Dennis Lawson
Shelly Gregory
Renee Gordon
Scott Paquette

Also, in attendance were:

Beau McMahon, Brightstar District Management.
Maranda Witt, Brightstar District Management.

Several constituents were also in attendance.

Call to Order

The meeting was called to order at 6:33 p.m.

Approval of Agenda

Manager requested for the following amendments to the agenda. To move 2025 Budget Discussion before Public Comment. After review, upon a motion made by Director Martinez, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved the agenda.

**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.

2025 Budget Discussion

Dawn Schilling the Metro Districts CPA reviewed the financials currently for the 2024 year and reviewed the budget for the 2025 fiscal year. The Board has requested Dawn to provide investment maturity updates.

Public Comment

Several constituents were in attendance. No comments were made.

Vendor Matters

LMI

- a) Josh was present from LMI Landscapes.
Josh discussed having the holiday décor set up and the lights on by December 1st.

- b) Josh discussed that he had recently lowered the watering schedule to 1 day a week until the systems are shutdown for the season.
- c) Josh explained that the high-water consumption throughout the District is largely due to the Kentucky Bluegrass, which requires significant irrigation. He encouraged the Board to consider converting the tree lawns from turf to xeriscape options to reduce water usage.
- d) The Board requested that Josh present a formal bid for the proposed conversion, along with a chart detailing the projected return on investment (ROI) if the project is approved.
- e) The board would like Josh to reach out to the City of Aurora for the 2025 rebates being offered.

Public Safety Andy was not present, no update provided.

Front Range Recreation No one was present from Front Range, no update provided.

SOCIAL COMMITTEE No updates currently.

Manager's Items

- a) It was discussed that the management company would be charging the homeowners \$75.00/per item out of their deposits for items not completed. If decorations are stuck to the walls, clubhouse not cleaned, items not returned. Etc. The board agreed to this process.
- b) it was noted that the agreement with Brightstar requires a representative to be onsite two days per week. The manager requested that this requirement be adjusted to one half-day per week during the winter months. After discussion, a motion by Director Martinez, seconded by Director Gregory, was unanimously approved. Effective immediately, a Brightstar representative will be onsite one day per week from 8:00 AM to 1:00 PM during the winter months. The scheduled date will be posted on the Metro District's website.
- c) It was discussed that the manager is working with the legal team to address the items that RE is not able to cover under warranty. No additional information has been received at this time.

Consent Agenda

Approval of Minutes from meeting held September 27, 2024.

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

Financial Matters

Review of Funds, Budget, and Expenses from September 2024 Financial Matters.

- a) Review and Accept September 30, 2024, Financials – Director Martinez and Director Paquette approved.
- b) Review and Approval of Current Claims Paid (September 9th2024) – Director Martinez and Director Paquette approved.
- c) Review and Approval of Unpaid Bills (October 10,2024) – Director Martinez and Director Paquette Approved

Legal Matters

No update currently.

Director’s Matters

- a) Holiday lighting bid from LMI – Director Lawson and Director Gordon approved.
- b) LMI bid for Gold Bug Way – This item was previously approved and completed.
- c) UNCC Discussion – This item was previously approved and completed.

Adjournment With no further business to discuss, upon a motion made by Director Lawson, seconded by Director Martinez and, upon vote, unanimously carried, the Board adjourned the meeting at 8:34 pm.

The next meeting will be held on Tuesday, November 26th, 2024, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,

Secretary for the Meeting