

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD JULY 23, 2024**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, July 23th, 2024, at 6:30 p.m. in person at the Tollgate Clubhouse.

Attendance

In attendance were the following Directors:

Richard Martinez
Dennis Lawson
Shelly Gregory
Renee Gordon - Absent and Excused
Scott Paquette

Also, in attendance were:

Beau McMahon, Brightstar District Management.

Several constituents were also in attendance.

Call to Order

The meeting was called to order at 6:31 p.m.

Approval of Agenda

Manager requested for the following amendments to the agenda.

Add – Item F under manager matters. Prairie Dog Discussion
After review, upon a motion made by Director Gregory, seconded by Director Lawson and, upon vote, unanimously carried, the Board approved the agenda.

Declaration of Quorum

Director Qualifications and

Conflict of Interest

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

Public Comment

Several constituents were in attendance and the following topics were discussed:

- i. A homeowner discussed the trees that were recently replaced, and how it would be known for warranty purposes. The board discussed putting the tree map on the website for referencing. Additionally, the board has asked LMI for a bid to have an inventory completed on all trees within the District.
- ii. A homeowner discussed the need for speed bumps within the community. The board stated that the roads were owned and maintained by the City of Aurora and that

homeowners are encouraged to reach out to them for items like this.

- iii. A homeowner discussed the tree rings and the dead areas around the mulch after being treated for weeds. LMI stated that is common practice but they will talk with the crews about over spray.
- iv. A homeowner asked the board to consider an umbrella around the kiddy pool. The board stated they would consider this option in 2025.
- v. A homeowner asked the board about the mailboxes on East Whitaker being turned around. The board would like the manager to work with the vendor to see about having this completed.

Vendor Matters

LMI

Josh was present from LMI Landscapes.

- a) Josh provided updated bids for the board to consider for monument updates.
- b) Director Lawson asked about the two extra large rocks being moved to a better location. Josh will have this completed.
- c) Director Gregory discussed missed services. Josh confirmed the area should have been addressed per the standard maintenance agreement. He will have it addressed right away.
- d) The board discussed the area from De Gaulle to the bridge having yellow and dying grass. Josh discussed that the area was considered native grasses however, he would check with the irrigation team.
- e) Josh stated that he would work on supplying the board with updated bids for the area along Whitaker.

Public Safety

Andy was present and discussed the following items in regards to safety.

- a) There was a vehicle theft at noon a few days ago. No other issues to report.
- b) Andy discussed removing 5 cameras from the security/camera bid recently provided to the board for the clubhouse.
- c) Andy discussed the new flock cameras called Condor. They will provide the District with more accurate information to include a video of the incidents, instead of a simple snapshot of the driver.
- d) Director Lawson would like to formally Thank Andy, and his team, for all they do for the District, and the additional work he does for the District. The board agreed, thanks Andy and Metro Public Safety.
- e) Director Lawson discussed that there is currently no camera on De Gaulle. He would like the board to consider adding one. The

board has approved for the manager to request a bid for this camera. The manger will also check with the City of Aurora for consideration of the placement.

Front Range Recreation

Jen Thomas was present from Front Range Recreation. She discussed the following items.

- a) Jen discussed the extended pool hours. The pool will close 9/15 for the season, weather permitting.
- b) The board discussed with Jen the cleanliness of the pool. Jen stated they have hired a new manager for the pool and cleanliness will be a top priority.
- c) The board asked Jen for an update on the damaged furniture, and it being under warranty. Jen stated they are waiting for the end of the pool season to have this addressed. He has no doubt they will be exchanged via the warranty.
- d) Jen asked the board if they would like a bid to have the lifeguard office and the snack shack combined. The board stated they would consider a bid for that work at the August meeting.

SOCIAL COMMITTEE

Troy was present on behalf of the Social Committee. He discussed the following items.

- a) The social committee discussed purchasing a shed for storing items. Troy recommends having it constructed next to the dumpster enclosure. The board asked the committee to put together a design to be sent out for bidding.
- b) The committee discussed the need for a few additional flags and parts for the poles. With a motion by Director Martinez, a second by Director Gregory. Upon vote all in favor the board approved to spend up to \$400 on additional flags and parts needed.

Manager's Items

- a) **Lower ADA door Discussion** – The board has decided to table this project. It was determined that the District is currently in compliance with all ADA requirements for the lower level.
- b) **ADA Ramp Discussion** – The board reviewed the bids provided. With a motion made by Director Gregory, a Second by Director Lawson upon vote the board approved the bid with DRC to have the ramps installed. The manager will work on having this scheduled. He did state that DRC stated they will have it completed this year however, they are booked out a few weeks.
- c) **Camera System Discussion** – The Board discussed reducing the camera bid by 5 cameras. With a motion by Director Gregory, a second by Director Lawson upon vote all in favor to move forward with the bid from Security Central for new cameras and security system.

- d) **2024 Project Discussion** – The manager asked the board about additional projects they would like to see completed in the 2024 year. The board stated they would like to potentially see the parking lots at the Clubhouse and the park updated/repaired.
- e) **Pool Deck Grinding Discussion** – It was recently reported that the old tubing that held the umbrellas are still intact, and are a tripping hazard. The manager discussed approving Front Range Recreation to grind them down. Jen will have that work scheduled.
- f) **Prairie Dog Discussion** – It has been reported that prairie dogs have become a pest to several of the neighbors. LMI recently supplied a bid to treat 200 holes for \$24000. Looking into the history for the district it looks like the last treatment was completed in 2020 and that cost the district \$18,000 to treat. Upon motion by Director Lawson, a second by Director Martinez upon vote it was approved to move forward with a bid not to exceed \$25000.

Consent Agenda

Approval of Minutes from meeting held June 25, 2024.
 After discussion, upon a motion made by Director Martinez, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.

Financial Matters

Review of Funds, Budget, and Expenses from May 2024 Financial Matters.
 Director Martinez reviewed the unaudited financial funds, budget, and expenses. With a motion made by Director Lawson, seconded by Director Gregory and, upon vote, unanimously carried, the board approved the financial matters.

Legal Matters

None

Director's Matters

- a) **Geothermal Discussion** – the homeowner requesting the board consideration discussed the reason he is here asking for the board to consider allowing him to have an easement onto tract A of the Districts property. This tract is directly behind his home, and he would be using it to have boreholes dug 200/300 feet in depth. This is the most economic way for a homeowner to heat and cool their home. The easement would include the removal and replacement of the iron fencing. The board would like this option to be advertised to the neighborhood after discussing with legal to adopt a policy. The board would like legal to draft this policy to stipulate maintenance and no liability to the District, it would also need to include that detailed plans would need to be submitted. The manager will work with legal to have this policy drafted.
- b) **Monument Updates** – With a motion from Director Gregory, a Second from Director Martinez upon vote all in favor. The board agreed to

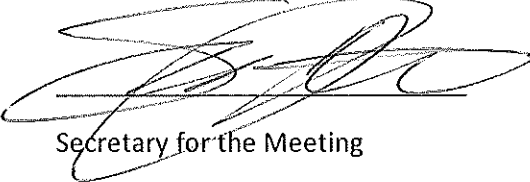
move forward with the following bids from LMI. Bid 17589, Bid 17588, 17584, 17583.

- c) **Condor Flock Camera** – With a motion from Director Lawson, a second by Director Martinez, upon vote all in favor. The board has approved to move forward with the condor cameras with a not to exceed \$19,000. The manager will have this process completed with Flock and Metro Public Safety.
- d) **Project Committee Updates** - No updates currently.
- e) **Newbridge HOA turnover** – No movement on this, at this meeting however, the board would like to keep this on the agenda for future meetings.

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 9:15 pm. The next meeting will be held on Tuesday, August 27, 2024, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,



Secretary for the Meeting