

Minutes from October 2023 Board Meeting

Date: Tuesday, October 24, 2023

Time: 6:30 p.m.

Place: Via Zoom

1. Call to Order and Approval of Agenda

Note: Shannon was absent from the meeting. Family emergency.

2. Declaration of Quorum/Director Qualifications/Disclosure Items No Issues.

3. Public Comment: Members of the public are invited to speak regarding matters concerning the District and limited to 3 minutes per person.

Sonja Antosh started discussion. Very few homeowners in meeting.

Keys and mailbox issues with phase one. Particularly with Boxes on Wagon Trail.

Potential, no mail for three weeks?

No letters sent out to homeowners. Post office gave only 2- or 3-days' notice.

Process of mailbox replacement explained.

Homeowners want social media as a means of communication but do not like the way it works. Social media by homeowners is not official district communication.

Get the website done.

Tract EE in Newbridge – Dennis gave update on what they are doing to transfer it over to the metro district. Collecting signatures from HOA members to make this happen at their next meeting.

4. Vendor Matters

a. ColoradoScapes, Inc.

Ben and Carlos on. Last mow of the season done. Final blow-out of the sprinkler system is taking place this week. Power to New Bridge sign. Waiting for Xcel. Proposal. Decorations for New Bridge sign. APPROVED. Dennis asked if the trash walk through could be better. Notice the crew will not pick up broken glass and other items. Ben was going to make sure when trash is picked up it is everything that does not have roots. Sidewalks and monuments need to be cleared of trash.

Shelly asked about lights at the clubhouse. Almost done. The guys agreed to put snowflakes on other decorations on Bridge. Ben has sent the one-year contract to Shannon. Needs to send to the board for review.

b. Metropolitan District Public Safety Group

Andy – Safety crime map show zero crime in Tollgate Crossing for the month. No lights in the park. Could be related to playground construction. Andy let Shannon know. Some homeowners confront the problem person by the park. Andy suggests to the homeowners call him and the police for safety reasons. Andy suggests a special heat tape around the lower clubhouse doors. Infrared. Will discuss ways to keep the clubhouse from freezing. Tube heating system. Andy will leave the park gates open on snowplow days to allow snow removal equipment to park there.

c. Front Range Recreation

Eli, Front Range Recreation all caught up through December. New furniture moving forward. Color discussion. Doug asked about wader pool walk in area. For new season the clear type of tape will be given a try as it is the most cost effective. Need to put the pool furniture away as soon as possible and toss out the old stuff.

Get someone out to get furniture off the pool cover before it tears.

ii. 2024 Repair Estimates

The Board approved the 2024 repair estimates.

iii. Decksides Estimate

The Board approved the decksides estimate.

iv. Furniture Estimate

I believe it was APPROVED. Question, buy now or after the first of 2024.

v. 2024-2026 Contract

The Board approved the 2024-2026 contract with Front Range Recreation, subject to annual appropriations.

5. Manager's Items

a. Clubhouse Renovations

Need more and better updates. Review the contract to assure things are getting done. Get what should have been in the original discussions. Shannon/Zack/Matt need to get this worked out.

Shannon and Shelly to shop for new furniture.

i. Charles Taylor Overage

DENIED. Need a better explanation.

b. Clubhouse Expansion Update

Board is putting this on hold.

c. Website Update

Rich is trying to get the website up and running. Taking longer than planned.

d. Mailbox Replacement Update

Previously discussed.

e. Annual Meeting – C.R.S. 32-1-303(6) – Scheduled for November 8, 2023

APPROVED quick review by Brian and the board.

f. Clubhouse Roof Replacement

Hold to discuss with Shannon.

6. BREAK

7. Consent Agenda (Note: all items listed under Consent Agenda are routine and will be approved by one motion and vote. There will be no separate discussion of these items unless a Board member or a member of the audience so requests.)

a. Approval of Minutes of the September 28, 2023, Special Board Meeting
APPROVED

b. Cash Position Schedule Report
APPROVED

c. Tax Collection Schedule
REVIEWED

d. Water Usage Report
REVIEWED

8. Financial Matters

a. Review of Draft 2024 Budget
REVIEWED

Numbers will depend on the upcoming election including property tax measure Proposition HH.

Expect ColoradoScapes and other contracts to go up at least 10%

b. Review and Accept Unaudited Financial Statements as of September 30, 2023
APPROVED

c. Review and Ratification of Prior Claims (September 2023)
APPROVED

d. Review and Approval of Current Claims (October 2023)

APPROVED

9. Legal Matters

None

10. Director's Matters

Directors want Shannon to request more help from her company. Maybe assign a permanent assistant going into the new year.

Discuss new management company possibilities.

Need to decide if we will move forward to hiring our own manager. Push legal to advise.

11. Adjournment

a. Confirmation of Quorum at the Next Regular Board Meeting, Scheduled for November 28, 2023, Via ZOOM due to Clubhouse Renovations

Confirmed

Annual Meeting – November 8, 2023, 6:30 pm at Southeast Recreation Center, 25400 E Alexander Dr., Aurora, CO 80016.