

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD SEPTEMBER 28, 2023**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Thursday, September 28, 2023, at 6:30 p.m. via Zoom. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Richard Martinez
Shelly Gregory
Doug Webb

Also, in attendance were:

Shannon Torgerson, Goodwin & Company
Carlos Esquivel, ColoradoScapes

Several constituents were also in attendance.

Call to Order

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

Approval of Agenda

After review, upon a motion made by Director Webb, seconded by Director Gregory 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 Gregory and, upon vote, unanimously carried, the Board excused the absence of Directors Matisse and Lawson.

Public Comment

A question was asked about the removal of the old “Newbridge at Tollgate Sign”. Mr. Esquivel noted it was removed on September 27, 2023, and that the electricity will be run by Xcel shortly.

Another member asked what quorum of the Board is. Ms. Torgerson noted it is most of the Board, so 3 of 5 Board members must be in attendance to constitute a quorum. The member also commented that landscaping seems to be completing tasks in a haphazard manner as there are areas being missed.

Vendor Matters

ColoradoScapes, Inc.

Mr. Esquivel reviewed the monthly landscape report. It was noted there were a few main irrigation line breaks on Belleview, De Gualle and at the park that were repaired. Pruning of the trees, less than 10 feet

high, will be completed on September 29. The crews are hand pulling weeds.

ColoradoScapes was requested to check the irrigation system at Crestline and Harvest as the area is struggling.

The Board requested a proposal to add holiday lighting to the Newbridge monument sign now that it has been completed and will have electricity.

Metropolitan District Public Safety Group – Mr. Carroll was not in attendance but reported through Ms. Torgerson that there was no activity since the August meeting.

Front Range Recreation – The Board requested Front Range confirm the new tiles have been installed at the wader pool as discussed.

Manager's Items

a) Gold Scout Project – Dog Waste Stations – The dog stations have been installed. The Board confirmed the District will maintain the stations and pick up the waste on a weekly basis.

b) Clubhouse Renovations – Renovations are ongoing. Questions were asked about the accent wall where the fireplace was located, noting it was the Board's understanding the wall housing the fireplace was supposed to be removed so it was even with the rest of the walls and then covered with reclaimed wood to provide an accent for the rest of the room. Ms. Torgerson noted the plans call for the fireplace cut out to be filled in, the area covered with reclaimed wood and a mounting bracket for the tv to be installed. The Board requested wires be run to this area for cable tv in case it is added in the future.

Tile demolition in the lower level has started.

c) Clubhouse Expansion – The Board reviewed the 2 proposals received from Charles Taylor for the mapping of the clubhouse area and geotechnical engineering services. The Board requested Charles Taylor confirm the City of Aurora will let the District expand the clubhouse to the south, into any potential easements, before work proceeds. Following discussion, upon a motion made by Director Webb, seconded by Director Martinez and, upon vote, unanimously carried, the Board approved the proposal from Cole Garner Geotechnical for geotechnical engineering services at a cost not to exceed \$3000 provided Charles Taylor receives confirmation the City will allow the expansion to occur to the south of the current building. Following discussion, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board approved the proposal from Gillians Land Consultants for mapping at a cost not to exceed \$8000 provided Charles Taylor receives confirmation the City will allow the expansion to occur to the south of the current building.

d) Website Update – Director Martinez is continuing to work on the website.

e) Mailbox Replacement – The timeline for replacement of the Phase 1 mailboxes was provided to the Board. As soon as the affected addresses are received from Page Specialty, owners and tenants will be notified. Notification will also be posted at the mailboxes, sent out via broadcast email, and posted to Facebook.

f) Annual Meeting – The clubhouse will not have running water or restrooms for the meeting on October 10. The Board requested Ms. Torgerson reach out to the Southeast Rec Center to determine if they would have a meeting space available for use by the District.

g) City of Aurora Snowplow Special District Presentation – The Board reviewed the documents provided by White Bear Ankele and indicated additional research is needed before the District decides to move forward or not.

Consent Agenda

a) Approval of Minutes from the August 22, 2023, Regular Board Meeting

b) Cash Position Schedule Report

c) Tax Collection Schedule

d) Water Usage Report

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

Financial Matters

a) Review of Preliminary Assessed Valuation from Arapahoe County – Ms. Torgerson noted the preliminary assessed valuation from Arapahoe County is \$57,109,291. It was also noted this could change depending on the outcome of Proposition HH.

b) Review and Acceptance of Unaudited Financial Statements as of August 31, 2023 - Following discussion, upon a motion made by Director Gregory, seconded by Director Webb and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ended August 31, 2023.

c) Review and Ratification of Prior of Claims (August 2023)

d) Review and Approval of Current Claims (September 2023) –

Following discussion, upon a motion made by Director Martinez, seconded by Director Lawson and, upon vote, unanimously carried, the Board ratified prior claims from August 2023 and current claims from September 2023 totaling \$360,293.55.

Legal Matters

There were no Legal Matters.

Director's Matters

There were no Directors Matters.

Adjournment

With no further business to discuss, upon a motion made by Director Webb, seconded by Director Gregory and, upon vote, unanimously carried, the Board adjourned the meeting at 7:45 pm. The next meeting will be held on Tuesday, October 24, 2023 at 6:30 pm via Zoom.

Respectfully submitted,



Secretary for the Meeting


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Final Audit Report

2023-11-13


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