

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD OCTOBER 25, 2022**

The regular meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, October 25, 2022 at 6:30 p.m. at the Tollgate Crossing Community Center, 24625 E. Bellewood Ave., Aurora, CO 80016. The meeting was open to the public.

Attendance In attendance were the following Directors:
Richard Martinez
Brian Matisse
Shelly Gregory
Doug Webb

Also, in attendance were:
Shannon Torgerson, Cherry Creek HOA Professionals
Ben Randall, ColoradoScapes
Andy Carroll, Metropolitan District Public Safety Group

Call to Order The meeting was called to order at 6:35 p.m.

Approval of Agenda After review, upon a motion made by Director Webb, seconded by Director Martinez 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 Dennis.

Public Comment There was no public comment.

Vendor Matters ColoradoScapes, Inc.
Mr. Randall presented the Board with the monthly report, noting the crew will continue to mow through the end of the month. Weeds and trash are being addressed weekly and shrub trimming is on going. The irrigation system is starting to be winterized. Holiday lights will be installed the 1st and 2nd weeks of November in preparation of being turned on November 25th, with the exception of the lights placed in the trees in front of the clubhouse as those will be turned on November 27th. The Board requested the lights placed on the bridge in 2021 be placed on the pool fence closest to Belleview. Mr. Randall notified the Board he is continuing to work through issues with the City of Aurora on the Newbridge monument.

Metropolitan District Public Safety Group
Mr. Carroll indicated there was an attempted catalytic converter, stating the vehicle was on property, per the Flock cameras of 7 minutes. Over 40 cars have been removed from the community that were either abandoned or unlicensed. MDPSG will continue to

work through the community to remove all problem vehicles. All the Xcel lights have been repaired and are working properly. The pool fence repair and painting has been completed.

Manager's Items

- a) Playground Surface Update – The Board reviewed the email from Play Well Group and requested Ms. Torgerson obtain a proposal to replace the playground equipment and the poured in rubber surface based on the information received.
- b) Mailbox Replacement – Page Specialties is working on the proposal for this work and should have it to the District for consideration at the November meeting. The hold up on the proposal is supplier pricing and USPS bureaucracy.
- c) Tollgate Community Park – Restroom – No vendors have responded to requests for proposals.
- d) Shade Structure Proposal – Concrete vendors have been contacted to make repairs to the pool deck as this will need to be done before the shade structure can be installed/decided upon.
- e) Clubhouse Renovation Discussion – The Board requested a rough order of magnitude construction cost estimates for the clubhouse expansion from Charles Taylor.
- f) Permanent Lighting Proposals – Directors Matisse and Martinez have been requested to approve the deposit invoice for Gemstone Lighting to be installed at the clubhouse and bridge. Work will start upon receipt of the deposit.
- g) Reindeer Donation – Director Matisse noted he purchased commercial grade reindeer that he would like to donate to the District. Following discussion, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board voted to reimburse Director Matisse and to install the reindeer at the clubhouse.

Consent Agenda

- a) Approval of Minutes from the September 27, 2022 Regular Board Meeting
- b) Cash Position Schedule Report
- c) Tax Collection Schedule
- d) Legal Status Report
- e) Water Usage Report

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

Financial Matters

- a) Review and Accept Unaudited Financial Statements as of September 30, 2022
- b) Investment Update
- c) Review and Ratification of Prior Claims (September 2022)
- d) Review and Approval of Current Claims (October 2022)

Upon receipt of the Financial Statements and Claims reports, they will be forwarded to the Board for review.

e) Review of 2023 Draft Budget – Director Matisse reviewed the 2023 draft budget with those in attendance, noting there is no increase in the mill levy and that most owners should see a slight drop in taxes paid to the District.

Legal Matters

There were no Legal Matters.

Director's Matters

a) Discussion re: Hiring Employees – Ms. Torgerson noted she met Mr. White and Ms. Schilling to discuss the pros and cons of the District hiring its own employees. It was determined there are significant costs to consider if the Board decides to proceed with hiring its own landscaping/snow removal crew.

Adjournment

With no further business to discuss, upon a motion made by Director Martinez, seconded by Director Matisse and, upon vote, unanimously carried, the Board adjourned the meeting at 7:29 p.m. The next meeting will be held on Tuesday, November 15, 2022 at 6:30 p.m. at the clubhouse.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jim K. [unclear]", written over a horizontal line.

Secretary for the Meeting