

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2  
HELD FEBRUARY 22, 2022**

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The regular meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, February 22, 2022 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  
Brian Matise  
Dennis Lawson  
Doug Webb

Also, in attendance were:

Shannon Torgerson, Cherry Creek HOA Professionals

Call to Order

The meeting was called to order at 6:30 p.m.

Approval of Agenda

After review, upon a motion made by Director Matise, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved the agenda as amended.

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.

Public Comment

Three constituents were in attendance and discussed 2022 Social Committee events as Troy Wilkerson has stepped down as chair.

Consent Agenda

- a) Approval of Minutes from the January 25, 2022 Board Meeting
- b) Cash Position Schedule Report
- c) Tax Collection Schedule
- d) Collections Report
- e) Legal Status Report
- f) Water Usage Report

After discussion, upon a motion made by Director Lawson, 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 January 31, 2022 – Director Matise reviewed the January 31, 2022 Financial Statements in detail with the Board. Following discussion, upon a motion by Director Matise, seconded by Director Gregory and, upon vote, unanimously carried, the Board accepted the Financial Statements for the period ended January 31, 2022 subject to audit and amendment.

b) Review and Ratification of Prior Claims (January 2022) – Following discussion, upon a motion made by Director Martinez, seconded by Director Lawson and, upon vote, unanimously carried, the Board ratified claims totaling \$58,399.87.

c) Review and Approval of Current Claims (February 2022) – Following discussion, upon a motion made by Director Lawson, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved claims totaling \$40,395.67 to be paid.

#### Vendor Matters

ColoradoScapes, Inc.

The Board discussed snow removal issues and indicated that ColoradoScapes needs to review all areas they remove snow from the community and determine where repair is needed as there has been a lot of damaged noted on District property and private property due to snow removal.

The Board also discussed the replacement of irrigation controllers; Director Maise will provide a scope of work to be published in a local paper to meet the requirement of publicly requesting proposals for any project over \$60,000.00 in cost. The proposals will be due to District Management on Friday, March 18, 2022 so a decision can be made at the March 22, 2022 Regular Board meeting.

#### Manager's Items

a) Monument Lighting – Ms. Torgerson indicated she is still working on proposals to remove the remaining lights on the monuments however, no proposals have been received to date.

b) Clubhouse Remodel Architectural Proposal – The Board approved the contract from SBSA and requested Counsel draft an Independent Contractor agreement for the work approved by the Board.

c) District Security Patrol Proposal – Counsel received approval from the City of Aurora for Metropolitan District Public Safety Group to patrol the community and will be drafting the Independent Contractor Agreement between the contractor and District.

d) Towing/Parking Lot Monitoring Discussion – The Board requested additional information from both Maxx Towing and Wyatt's Towing regarding the location of their impound lots. They also requested Mr. Carroll of Metropolitan District Public Safety be asked which company he would recommend for this service.

e) Prairie Dog Fence Proposal – The Board requested the proposal received late in 2021 be updated since there is money in the budget for this type of work.

#### Legal Matters

a) Election Update

i) Discussion and Consider Designation of Voting Methods

Following discussion, upon a motion made by Director Maise, seconded by Director Lawson and, upon vote, unanimously carried, the Board directed the Designated Election Officer to do a ranked election.

#### Director's Matters

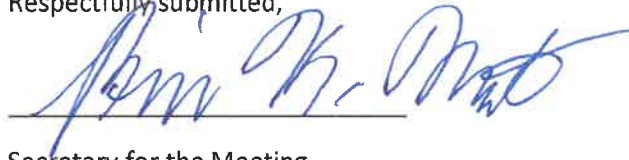
Director Matisse provided information to the remainder of the Board regarding Rocky Mountain Litigators, who could assist the Board in foreclosing on homes within the District that have failed to bring their account current despite being with current counsel. Following discussion, upon a motion made by Director Matisse, seconded by Director Webb and, upon vote, unanimously carried, the Board approved Rocky Mountain Litigators to be used by the District for foreclosure action.

Following discussion, upon a motion made by Director Lawson, seconded by Director Matisse and, upon vote, unanimously carried, the Board accounts TCM24496 and TCM23830 to Rocky Mountain Litigators for foreclosure action.

Adjournment

With no further business to discuss, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board adjourned the meeting at 7:54 p.m. The next meeting will be held on Tuesday, March 22, 2022 at 6:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jeni H. Webb", is written over a horizontal line. The signature is cursive and stylized.

Secretary for the Meeting