

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2  
HELD MAY 24, 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, May 24, 2022 at 6:30 p.m. via Zoom. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Richard Martinez  
Brian Matise  
Shelly Gregory  
Doug Webb  
Dennis Lawson

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 6:31 p.m.

Approval of Agenda

After review, upon a motion made by Director Webb, seconded by Director Lawson 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.

Election Results

Shelly Gregory, Brian Matise and Doug Webb were elected to serve the Community for terms of 3 years. Ms. Torgerson administered the Oaths of Office to each.

Election of Officers

Following discussion, upon a motion made by Director Matise, seconded by Director Webb and, upon vote, unanimously carried, the Board elected Richard Martinez as President, Shelly Gregory as Vice President and Brian Matise as Secretary/Treasurer.

Public Comment

Several constituents were in attendance and the following topics discussed:

- Miles Barela presented the Board with his Eagle Scout project idea which is to install a gaga ball court in the Tollgate Crossing Community Park. Questions were asked about the game, materials to be used, the cost of the materials and the time frame for completion of the project. The Board asked Mr. Barela to meet with members of the Board and ColoradoScapes at the park to discuss alternative installation locations as inside the playground enclosure may not be viable. The Board also requested a more detailed plan once installation specifics are determined.

- Pool hours and dates – a request was made of the Board to determine if use of the pool during the day once school was in session is possible. Management is to request confirmation from Front Range Recreation that this is possible. Another owner asked if a waiver could be signed by those who want to use the pool when there are no lifeguards present. Director Matise noted that the pool is considered public and therefore we are required to have guards when the pool is open for use.

#### Consent Agenda

- a) Approval of Minutes from the April 26, 2022 Regular Board Meeting
- b) Cash Position Schedule Report
- c) Tax Collection Schedule
- d) Collections Report
- e) Legal Status Report
- f) Water Usage Report
- g) Xcel Mitigation Grant Report

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

#### Legal Matters

- a) Dumpster Event – Legal counsel noted the District cannot participate monetarily in the dumpster event due to trash removal not being specified in the District’s Service Plan. The District can only donate use of the parking lot of the clubhouse or community park if the HOA’s want to proceed with the event.
- b) Split Rail Fence Maintenance and Ownership Discussion – Counsel is still researching the ownership and maintenance of the split rail fence.

#### Vendor Matters

##### ColoradoScapes, Inc.

Mr. Randall presented the Board with the monthly report.

The Board reviewed a proposal submitted by ColoradoScapes for the Newbridge monument sign and landscape. Following discussion, upon a motion by Director Webb, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved the proposal for the replacement of the Newbridge at Tollgate Crossing sign and landscape refurbishment at a cost of \$68,331.83.

Directors Martinez and Webb will tour the community with Mr. Randall to review trees for removal and replacement. The goal of this tour is to reduce costs to under \$50,000.00.

##### Metropolitan District Public Safety Group

Mr. Carrol provided an update from MDPSG noting they are learning the community and have noted several hot spots of activity during the overnight hours. They are currently cataloging problem Xcel Energy light poles and recommend owners close their garage doors at night.

### Front Range Recreation

Front Range has been requested to update swim lesson information on their website.

### Financial Matters

a) Review and Accept Unaudited Financial Statements as of April 30, 2022 – Mr. Matise reviewed the April 30, 2022 Financial Statements in detail with the Board. Following discussion, upon a motion made by Director Gregory, seconded by Director Matise and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ended April 30, 2022 as presented.

b) Investment Update – Director Matise provided an investment update to the Board.

c) Review and Ratification of Prior Claims (April 2022) – Following discussion, upon a motion made by Director Webb, seconded by Director Gregory and, upon vote, unanimously carried, the Board ratified claims totaling \$239,387.69.

d) Review and Approval of Current Claims (May 2022) – Following discussion, upon a motion made by Director Webb, seconded by Director Matise and, upon vote, unanimously carried, the Board approved claims totaling \$160,520.01 to be paid.

### Manager's Items

a) Monument Lighting – Management is investigating additional options for removal of the light fixtures at each monument.

b) Playground Surface Update – Proposals have been requested for the replacement of the mulch at the playground, however, they have not been received to date. Management will follow up on the proposal requests.

c) Fence Repair/Replacement along Gun Club – The Board reviewed the proposal materials from Fence Consulting Services in detail noting these repairs are north of Belleview on Gun Club. Following discussion, upon a motion made by Director Matise, seconded by Director Gregory and, upon vote, unanimously carried, the Board approved fence repairs and repainting to be completed at a cost not to exceed \$24,167.00.

d) Grill/Gas Line Addition on Pool Deck – Management has contacted South Shore and a few vendors recommended by an owner in Tollgate for this work. To date, no proposals have been received.

e) Graffiti/Paint Project – Ms. Torgerson has contacted several organizations about this being done in other areas and will continue to research.

f) Mailbox Replacement – Management has a list of 4 locations where parcel lockers or cluster mailboxes need to be replaced and has requested proposals for this work to be completed.

g) Tollgate Community Park – Restroom- Director Matise recommended a vault toilet be considered for installation at the Tollgate Community Park. This would be similar to what the City of Aurora installed at the park located across from the clubhouse.

h) Tollgate Community Park – Equipment Check Proposals – Ms. Torgerson advised the Board that proposals have been requested to review the playground equipment and

other park equipment for safety and lifespan. Once received, these proposals will be submitted to the Board for consideration.

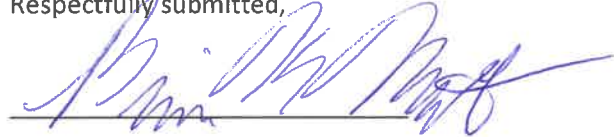
Director's Matters

There were no Director Matters to discuss.

Adjournment

With no further business to discuss, upon a motion made by Director Maise, seconded by Director Gregory and, upon vote, unanimously carried, the Board adjourned the meeting at 8:34 p.m. The next meeting will be held on Tuesday, June 28, 2022 at 6:30 p.m. at the clubhouse.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "P. M. Maise", written over a horizontal line.

Secretary for the Meeting