

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD SEPTEMBER 27, 2022**

The regular meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, September 27, 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 Matise
Dennis Lawson
Shelly Gregory
Doug Webb

Also, in attendance were:

Shannon Torgerson, Cherry Creek HOA Professionals
Carlos Esquivel, ColoradoScapes
Jenn Thomas and Jaylene Cantrell, Front Range Recreation

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 Matise, 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.

Public Comment

Several constituents were in attendance and the following topics discussed:

- Use of the clubhouse by the Social Committee – weekend events and weekend night events will be limited to 1 time per month, whereas weekday daytime events will be reviewed as requested. There will not be multiple rentals/usages scheduled on the same day.
- Cory Schmaltz requested time with the Board regarding the communications proposal he provided.
- Mr. Barela noted he has raised enough funds for the gaga ball pit and landscape materials needed for the installation.

Vendor Matters

ColoradoScapes, Inc.

Mr. Esquivel presented the Board with the monthly report, noting the crews are focusing on irrigation repairs that need to be made before the system is winterized. Mr. Randall continues to work with the City on the Newbridge monument; the fire hydrant in this area has caused some design issues.

The Board reviewed the proposal for holiday lighting and noted the cost is high based on what will be done. The Board requested changes be made to the holiday lighting proposal based on discussion. Following discussion, upon a motion made by Mr. Martinez, seconded by Mr. Lawson and, upon vote, carried 4-1, with Mr. Matise voting against, the Board approved the proposal, based on revisions requested, at a cost not to exceed \$22,573.60.

The Board reviewed the proposal for Tree Care Root Fertilization as proposed by ColoradoScapes as requested by Ms. Torgerson. Following discussion, upon a motion made by Mr. Martinez, seconded by Mr. Webb and, upon vote, unanimously carried, the proposal for tree care root fertilization at a cost not to exceed \$7448.

The Board reviewed the proposal for Aphid and Mite Spray, which would be recommended to be completed from May to August 2023 at a cost of \$12000. The Board requested this be added to the budget for 2023.

Metropolitan District Public Safety Group

Ms. Torgerson provided the update as Mr. Carroll was unable to attend. It was noted that there were no crimes reported in the District since the last board meeting. The pool fence repairs are nearly complete, and they are waiting on the gate to arrive for the park.

Front Range Recreation

Jenn Thomas and Jaylene Cantrell were in attendance, representing Front Range Recreation. The pool has been winterized however the cover is not scheduled to be put on for another couple of weeks. Staffing is anticipated to remain difficult in 2023 but the District noted they would like to stay with FRR if at all possible. Ms. Cantrell noted they won't be able to guarantee staffing beyond the start of the school year in August, but maintenance of the pool beyond Labor Day can be added to the agreement for 2023.

Manager's Items

- a) Playground Surface Update – The Board reviewed the proposal included in the packet. Ms. Torgerson notified the Board she may have found a second vendor for this work and has requested he review the park for a proposal to be submitted.
- b) Fence Repair/Replacement along Gun Club – The fence repairs and repainting has been completed.
- c) Graffiti/Paint Project – Neither the City of Aurora nor Xcel Energy have a program to cover the utility boxes. The City has allowed their traffic control boxes to be wrapped but does not have authority to allow other utility boxes to be covered.
- d) 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.
- e) Tollgate Community Park – Restroom – No vendors have responded for this work.

- f) Shade Structure Proposal – The vendor who provided the proposal has been requested to respond to the questions posed at the August Board meeting. Another vendor has been found; however, repairs are needed to the pool deck before a structure can be installed. Proposals will be requested for the necessary repairs.
- g) Clubhouse Renovation Discussion – Several contractors have been requested to provide a rough order of magnitude construction cost estimates. These are expected between the October and November board meetings.
- h) 2023 Pool Management/Lifeguard Contract Discussion – Additional proposals for pool management and lifeguard services have been requested, however, each vendor has indicated they have had the same staffing issues as FRR did during the 2022 pool season.
- i) Permanent Lighting Proposals – Ms. Torgerson met with Gemstone Lighting at the clubhouse and provided photos to the Board for consideration. A proposal for the clubhouse will be forthcoming. The Board requested a proposal for the bridge be obtained from the same vendor.
- j) Irrigation Project Update – The Board requested Ben Randall of ColoradoScapes review the maps provided by the City noting some of the numbers seem off based on square footage and type of plant material.
- k) Communication Proposal – The Board and Mr. Schmaltz discussed the proposal sent after issuance of the packet. The Board requested pricing for an interactive calendar with website to replace the website currently used by the District. Mr. Schmaltz was directed to work with Ms. Torgerson on the clubhouse rental agreements, other forms that may need to be accessed/submitted through a new website and available payment form for rentals.

Consent Agenda

- a) Approval of Minutes from the July 22, 2022 Working Session
- b) Approval of Minutes from the August 23, 2022 Regular 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. The Collections Report will be removed from the Consent agenda moving forward.

Financial Matters

- a) Review and Accept Unaudited Financial Statements as of August 31, 2022 – Following discussion, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ended August 31, 2022 as presented.

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

c) Review and Ratification of Prior Claims (August 2022) – Following discussion, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board ratified claims totaling \$184,001.59.

d) Review and Approval of Current Claims (September 2022) – Following discussion, upon a motion made by Director Martinez, seconded by Director Webb and, upon vote, unanimously carried, the Board approved claims totaling \$69,056.64.

Legal Matters

a) Split Rail Fence Maintenance and Ownership Discussion – Ms. Torgerson noted that each owner would have to obtain approval from the City of Aurora to change the split rail fence to a privacy fence and it would require a minor site plan amendment. Ms. Torgerson was also advised that each owner along the entire fence line would have to move to the privacy fence for it to be approved at the City level.

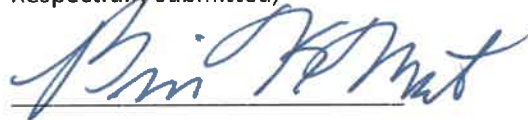
Director's Matters

There were no Director's Matters to discuss.

Adjournment

With no further business to discuss, upon a motion made by Director Martinez, seconded by Director Gregory and, upon vote, unanimously carried, the Board adjourned the meeting at 9:15 p.m. The next meeting will be held on Tuesday, October 25, 2022 at 6:30 p.m. at the clubhouse.

Respectfully submitted,



Secretary for the Meeting