

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD JUNE 25, 2024**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, June 25th, 2024, at 6:33 p.m. in person at the Tollgate Clubhouse.

Attendance

In attendance were the following Directors:

Richard Martinez
Dennis Lawson
Shelly Gregory
Renee Gordon
Open Seat

Also, in attendance were:

Beau McMahon, Brightstar District Management.

Several constituents were also in attendance.

Call to Order

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

Approval of Agenda

Manager requested for the following amendments to the agenda. Add --

-Move the Open seat Discussion to after vendor matters.

-Under Managers Items add lines G.

-G. Door Closer to left side of Front Door.

-Under Directors Matters add item D.

-D. Landscape Chair Discussion

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

Declaration of Quorum

Director Qualifications and

Conflict of Interest

A quorum was declared. Following discussion, upon a motion made by Director Martinez, seconded by Director Gregory and, upon vote, unanimously carried. All directors are qualified to serve and there are no conflicts of interest.

Public Comment

Several constituents were in attendance and the following topics were discussed:

- i. A homeowner discussed the damaged trees within the community, and how the board is planning to hold someone accountable. The board stated that LMI conducted research, Metro Public Safety conducted research there is no footage available to hold anyone accountable at this time, as they are not sure who did this damage. The board

confirmed that they are not purchasing any additional trees this season and will consider options in the fall.

- ii. A homeowner discussed vehicle noise from traffic along Harvest Road. She stated that it is impeding her rest and enjoyment of her backyard and within the community. The homeowner would like to see about a noise abatement wall being installed the length of Harvest Road. The board stated that this is something that the City of Aurora would need to approve. The board also discussed that it would be a large and expensive project.

Vendor Matters

LMI

Josh was present from LMI Landscapes.

- a) Josh discussed turf quality and stated that work tickets had been created. The street scape areas that are struggling might have valves that aren't active. Josh stated that irrigation techs will look at the heads as they might need to be adjusted to reach the struggling areas within the community.
- b) Josh discussed the water allowance report and the misconception of the readings. Although usage is high for June the District is still under the allowance. Josh stated that he is actively working with the city water department to fine tune the water usage.
- c) Josh discussed that the violation notices received were not actually for the Tollgate Metro. Upon inspection they were for addresses south of the District.

Public Safety

Andy was present and discussed the following items in regard to safety.

- a) Nearly 4 weeks ago, 4 guys kicked in a door during daylight hours. The guys were wearing construction vests. Andy was already in the neighborhood and responded within minutes. Reports were filed with APD.
- b) Andy reported that there were 4 cop cars at the clubhouse on Sunday. The issue was with the clubhouse rental guests. No further information currently.
- c) Andy discussed that the previously approved lighting is somewhat of an issue. The Metro District does not own the street area where the lights would be installed. Andy is working with a vendor to see about mounting options on the mailboxes.

Front Range Recreation

Jen Thomas was present from Front Range Recreation. She discussed the following items.

- a) Submitted invoices were discussed, the District Manager will work with Jen to approve them.

- b) The manager discussed the cleanliness concerns that had been reported. Jen stated that she would speak to her team, and work on having the pool cleaned more frequently.
- c) Discussions around the new furniture being damaged. Jen stated that she would have the representative out to assess the new furniture in the coming weeks. She stated they would be addressed under warranty.
- d) Jen asked about the hours for the pending 4th of July holiday. She asked the board to consider hours from 10am – 6pm. With a motion from Director Lawson, a Second from Director Gregory, and upon vote, all were in favor of the limited hours.
 - a. Notice will be posted on the District Website, the gates, and emailed to all registered homeowners.
- e) The Board discussed potentially offering lap swim, Jen will confirm pricing and send it to The District Manager.
- f) Cherry Creek High School has asked the District to consider using the pool during off hours. With a motion by Director Gregory, a second by Director Lawson, upon vote, all in favor. The District manager will confirm with Cherry Creek that they can utilize the pool during off hours.

OPEN SEAT

With Director Webbs resignation, that left a seat open on The Metro Districts Board. The District manager stated that he received notice from two homeowners, Scott Paquette, and Burton Yeagor. Burton Yeagor was not able to be present for this meeting however, Scott presented himself and discussed why he would be a great fit. With no calls from the floor, and a motion from Director Lawson, a second by Director Gregory, upon vote all in favor the board votes for Scott Paquette to fill the remaining term for the seat. The board would like to thank Burton Yeagor for applying. They encourage him to run again in the next election.

SOCIAL COMMITTEE

The social committee discussed purchasing a shed for storing items. The board would like to see if the HOA will help cover the cost of the shed. However, the board asked the social committee to get bids for a concrete pad, and the shed install to be installed.

Manager's Items

- a) **Mailbox Project** - The District Manager discussed the project being complete, however, the issue with the keys being removed in the postal boxes is something that the Post Office is working on. They stated that the part needed is backordered. The contractor will have this completed as soon as parts are in.
- b) **Lower ADA door Discussion** – The manager discussed a company that was out recently, and we are waiting for the bid to be returned. As soon as it is received, it will be forwarded to the board.

- c) **ADA Ramp Discussion** – The manager stated that a new company was recently out, and we are waiting for the bid to be returned. It will be forwarded to the board as soon as it is received.
- d) **Camera System Discussion** – The manager stated that we are waiting for legal to review the bid formatting. Once that is completed it will be forwarded to the vendor for review and signing.
- e) **Mosquito Treatment Discussion** – The manager stated that LMI had recently reached out about mosquito treatment of the open water areas within the District. Because of the timing the manager approved LMI to treat mosquitoes. The board was ok with this direction.
- f) **AC Repairs Discussion** – It was recently reported to the manager that the AC unit wasn't working. After reaching out to the recent vendor, it was determined that the condenser outside needed to be cleaned. The manager approved for this work to be completed, and the systems are working great now.
- g) **Door Closer Discussion** – It was discussed that the south side of the new front door did not have a closer on it. The board approved to have a normal closer installed. The manager will work on having this completed.

Consent Agenda

Approval of Minutes from meeting held May 28, 2024.

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

Financial Matters

Review of Funds, Budget, and Expenses from May 2024 Financial Matters.

Director Martinez reviewed the unaudited financial funds, budget, and expenses. With a motion made by Director Lawson, seconded by Director Martinez and, upon vote, unanimously carried, the board approved the financial matters.

Legal Matters

None

Director's Matters

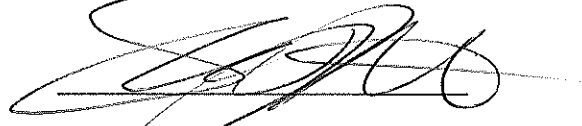
- a) **Open Seat Discussion** – Topic was previously discussed. Welcome to the Board Director Paquette.
- b) **Project Committee Updates** - No updates currently.
- c) **Newbridge HOA turnover** – No movement on this, at this meeting however, the board would like to keep this on the agenda for future meetings.
- d) **Front Range Rec. 4th of July Hours** – The board previously discussed this under management items. The board approved for hours to be 10am -6pm on 4th of July.
- e) **Landscape Committee** – It was recently discussed that the board would like to consider a landscape committee. The board approved.

Director Gregory offered to be the chair of the committee. With a motion by Director Martinez, second by Director Gordon, upon vote, all in favor. Shelly will be the landscape committee chair.

Adjournment

With no further business to discuss, upon a motion made by Director Lawson, seconded by Director Martinez and, upon vote, unanimously carried, the Board adjourned the meeting at 8:28 pm. The next meeting will be held on Tuesday, July 23, 2024, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,



Secretary for the Meeting