

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD JANUARY 28, 2025**

A meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, January 28th, 2025, at 6:30 p.m. in person and via zoom at the Tollgate Clubhouse.

Attendance

In attendance were the following Directors:

Richard Martinez
Dennis Lawson – Absent and Excused
Shelly Gregory
Renee Gordon
Scott Paquette

Also, in attendance were:

Beau McMahon, Brightstar District Management.
Maranda Witt, Brightstar District Management.

Several constituents were also in attendance.

Call to Order

The meeting was called to order at 6:32 p.m.

Approval of Agenda

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

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

A homeowner came to the meeting requesting a waiver of deposit \$150.00 they were charged for the clubhouse. The board listened to the reasonings behind the waiver and after discussion approved to refund this homeowner. The manager will work with the District Accountant to reimburse them.

Vendor Matters

LMI

Ben was present from LMI. Ben discussed the holiday lights that were getting taken down as of 1/28/2025. The Board discussed that they would like the shed to go behind the fence to the south of the

clubhouse. Ben was going to have the crew clean up around the clubhouse dumpster and grab all the trash that had blown around the property. LMI was going to provide a bid for the concrete and Troy was going to investigate the shed the board is requesting. The board also discussed the rocks getting moved by the ATV's when the snow services are provided, Ben stated that the crews will begin cleaning misplaced rocks, and that if any irrigation heads were hit, they will repair them free of charge to the District.

PUBLIC SAFETY

The board reported that cars are driving around without lights on. It was reported to Metro Public Safety, and they responded within 5 minutes. This is something that will be better addressed by the Aurora Police Department and the board encourages homeowners to reach out to them accordingly.

FRONT RANGE RECREATION

No one was present from Front Range, no update provided.

SOCIAL COMMITTEE

The board discussed now that the social committee is under the Metro District, setting up Misty with a credit card with a limit of \$3000.00 for sponsored events. The board understand that this limit might be adjusted for the 4th of July party and the Christmas Holidays. Misty will work with the board prior to those events. With a motion by Director Pacquette a second by Director Gregory upon vote, all were in favor.

MANAGER'S ITEMS

- a) **Warranty Items:** A letter has been sent from the legal team to RE. The board would like the manager to have the electrical outlets addressed in the great room.
- b) **Delinquent Account Discussion:** The board discussed the few delinquent accounts within the Metro District. With a motion by Director Gregory, a Second by Director Gordon, the District would like to move forward by turning any account over the threshold of \$800.00 to the collection attorney for collection.
- c) **Rental Agreement Discussion:** It was discussed that the rental agreement needs to be adjusted. The Board would like the rental agreement to stipulate that if a cancellation is not given within a week's time frame, the \$100 rental fee is not refunded.
- d) **Monument at Clubhouse:** It was discussed that Da Vinci is looking into getting a permit from the city for a sign on Tollgate Bridge. Director Paquette has been working with CSC, to gain a quote for a sign on the Bridge as well.

Consent Agenda

Approval of Minutes from Special Meeting held November 26, 2024, and Regular Meeting Minutes from November 26, 2024.

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

Financial Matters

- Review of Funds, Budget, and Expenses from October 2024 Financial Matters.
- a) Review and Accept October 31, 2024, Financials – Director Paquette and Director Martinez approved.
 - b) Review and Approval of Current Claims Paid (October 10th2024) – Director Martinez and Director Paquette approved.
 - c) Review and Approval of Unpaid Bills (November 10,2024) – Director Martinez and Director Paquette Approved

Legal Matters

The board discussed the rezoning plan for the land near the property and is wondering if seeking legal advice is the best approach. It was noted that Director Gregory attempted to ask the developer questions about the roads, and they were unable to answer them. Discussions around appointing Director Martinez and Director Paquette to this project and giving them a Not-to-Exceed limit of \$10,000.00 to speak with legal and form a plan on this matter. The Manager will set up a meeting with Legal, Director Martinez and Director Paquette.

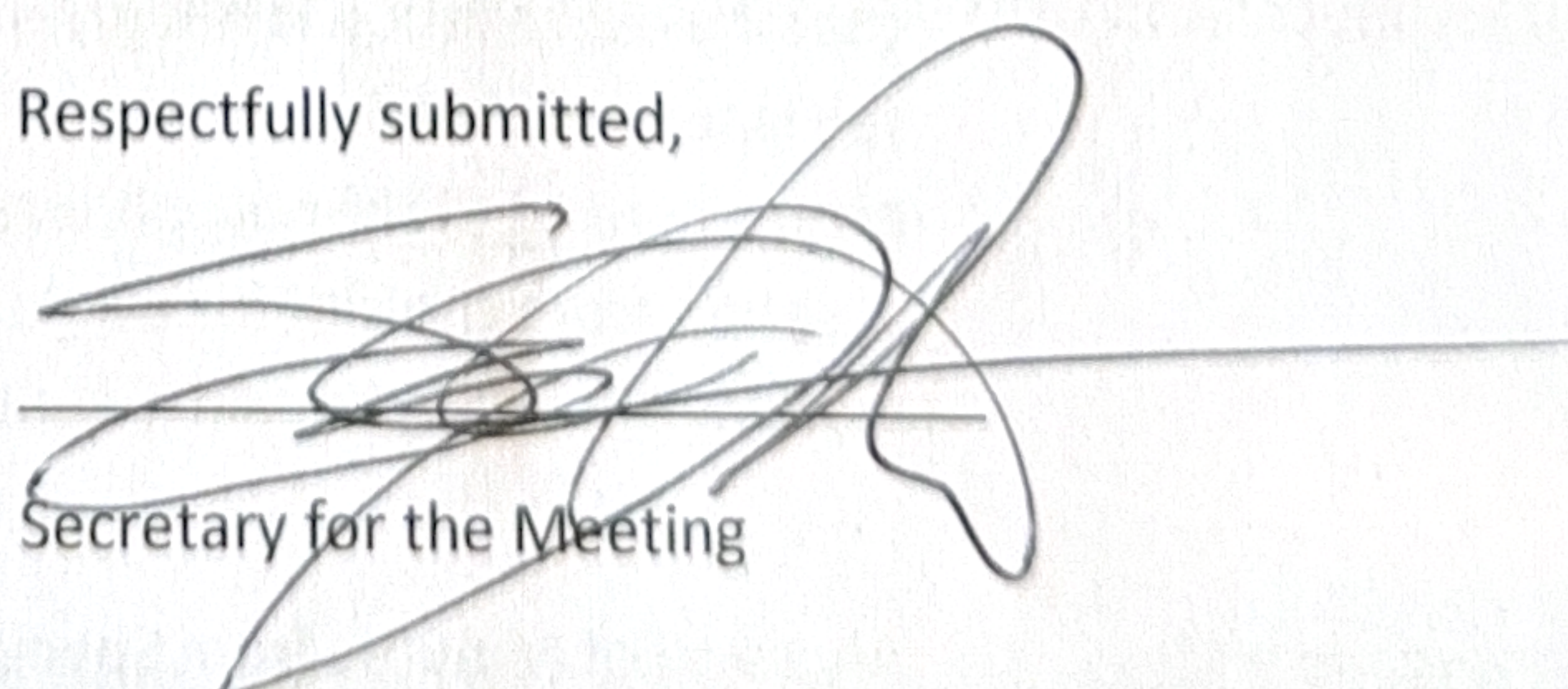
Director's Matters

- a) Colorado Trust Investment (Renee) – Director Gordon discussed moving forward to move money to a bond. With a motion by Director Martinez, a Second by Director Gregory upon vote, all were in favor.
- b) Consider adoption of Elk Horn Heating and Air Annual Meeting Maintenance. – 6 times a year – Clean and general tune up. \$900, has a great warranty. Director Martinez and Director Gregory approved this maintenance.

Adjournment With no further business to discuss, upon a motion made by Director Martinez, seconded by Director Gordon and, upon vote, unanimously carried, the Board adjourned the meeting at 8:33 pm.

The next meeting will be held on Tuesday, February 25th, 2025, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,


Secretary for the Meeting