

**MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD SEPTEMBER 27, 2024**

A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, September 27th, 2024, 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
Shelly Gregory
Renee Gordon
Scott Paquette - Zoom

Also, in attendance were:

Maranda Witt, Brightstar District Management.

Several constituents were also in attendance.

Call to Order

The meeting was called to order at 6:36 p.m.

Approval of Agenda

Manager requested for the following amendments to the agenda.

After review, upon a motion made by Director Lawson, seconded by Director Gregory 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 Lawson, seconded by Director Gordon 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 tree replacement. The board stated it was on the agenda and would be addressed at that point with LMI, they will replace trees in Spring 2025
- ii. A homeowner discussed a refund of the \$75 that was charged after clubhouse usage. The board agreed to refund the homeowner the money back.

Vendor Matters

LMI

Josh was present from LMI Landscapes.

- a) Director Gordon and Director Lawson approved Proposal #24882, for \$13,978.59
- b) Director Gordon and Director Lawson approved Proposal # 23025, for \$1880.23.
- c) The tree appraisal and mitigation were tabled until Spring 2025, to work in the budget. WE will contact Sav -A-Tree for a proposal.
- d) Lights for Park are scheduled for next week.
- e) The lights under the tree were working but they were unplugged.
- f) New bridge LMI said is 99% done, needs a meter from Excel. The bill for electricians was approved.

Public Safety

Andy was not present however, provided information that he had nothing to report for the last 30days. Andy did review the proposed areas for the new flock cameras and gave his consent on locations.

Front Range Recreation

Jen Thomas was presented from Front Range

- a) The pool cover is not ready, she will let us know when it is.
- b) They were unable to fit the pool furniture in the pool room, they are going to keep it in the basement for now.
- c) Dennis requested a bid for a digital thermostat to go in the pool room.
- d) They did a filter change, and all big components are fine.
- e) Snack Shack was mentioned, and the board will discuss this for 2025 budget.

SOCIAL COMMITTEE

Missi was present on behalf of the Social Committee. She discussed the following topics.

- a) Christmas Lights turned on 12/1/2024
- b) Requesting more lights, if they are dimmed or not working, toss them out and get a new set.
- c) Director Martinez expanded Josh's amount to be the same as Beau's for the replacement of the lights.
- d) The Social Committee is not doing anything for Halloween.

Manager's Items

Manager was currently on Vacation

Consent Agenda

Approval of Minutes from meeting held July 23, 2024.
After discussion, upon a motion made by Director Martinez, seconded by Director Lawson 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.

- a) Review and Accept August 31, 2024, Financial – Director Lawson and Director Martinez approved.
- b) Review and Approval of Current Claims Paid (Aug 9th2024) – Director Martinez and Director Gordon approved.
- c) Review and Approval of Unpaid Bills (Sept 9,2024) – Director Martinez and Director Lawson Approved

Legal Matters

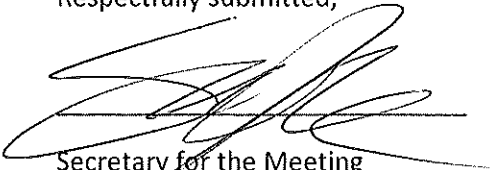
Director's Matters

- a) Concrete Pad Discussion – Board Approved the bid from LMI
- b) Local Government Designee Discussion – Randy Willard to set up and take over for Brian Matise. (Director Martinez, Director Lawson, and Director Gordon Approved).
- c) Clubhouse Rental Violation Fee - Board said it will be a case-by-case decision.
- d) Clubhouse Warranty Items
 - 1. Microwave – We talked to RE they are still looking into this and getting it fixed
 - 2. Outlets – The one near the fridge, the outlet was screwed back on. The other outlet by the tv, RE will send their Electrician out to get this taken care of.
 - 3. Men's Mirror – RE will have this taken care of the same day the electrician comes back out for the outlet by the tv.
- e) Prairie Dog Discussion – The board approved the bid for \$30,798.00 in the last meeting, if anything changes with the current amount provided from Blue Tick. They would like them to start at the park. The board also mentioned that they will go ahead and pay this time but going forward if they get into the homeowners backyard it will be the homeowners responsibility.
- f) Women's bathroom downstairs drain is coming up and would like that looked at.

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 8:08 pm.

The next meeting will be held on Tuesday, October 22nd, 2024, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,



Secretary for the Meeting