

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

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A special meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 3 was held on Tuesday, August 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

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 6:34 p.m.

Approval of Agenda Manager requested for the following amendments to the agenda.  
Add – Item E under manager matters. Fence Discussion.  
Add – Item F under manager matters. Routine Pest Control.  
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 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 prairie dog infestation. The board stated it was on the agenda and would be addressed at that point.
- ii. A homeowner discussed water usage/waste around the community. The sprinkler systems have been running for 24hours at points. The board discussed working with LMI to have the clocks checked.

## Vendor Matters

### LMI

Josh was present from LMI Landscapes.

- a) Josh provided updated bids for the board to consider for monument updates.
- b) Josh provided the board with a copy of the map showing the trees replaced in 2024 with a 2-year warranty. The board would like this information to be posted online.
- c) Director Martinez stated that in a recent invoice the District was charged for Backflow testing. Per the agreement it was to be included. Josh stated he would have it corrected.
- d) The Board reviewed and approved bid 21295 in the amount of \$3857.16 to refresh the bed on Belleview south of 23948 E. Brentwood.
- e) The Board reviewed and approved bid 19629 in the amount of \$18754.87 for streetscape turf removal from Whitaker and De Gaulle.

### Public Safety

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

### Front Range Recreation

Jen Thomas was not present from Front Range Recreation. No updates given.

## SOCIAL COMMITTEE

Missi was present on behalf of the Social Committee. He discussed the following items.

- a) The social committee confirmed that they will be paying for the lifeguards during the movie night that is being hosted during the weekend.
- b) The social committee asked the board to consider increasing the temperature of the pool for the movie event. The board approved. The manager will work with Front Range Recreation to have the temperature increased.

## Manager's Items

- a) **Illegal Dumping in Open Spaces** – The manager discussed that recently there were several items dumped on District property and they were removed by LMI.
- b) **Flock Camera Discussion** – The manager stated that the board previously approved the flock bid, however, the approval amount was not sufficient. The approval amount did not include the 1-time setup fee per camera. The board approved to move forward with the original bid, including the 1-time setup fee.

- c) **Manager Vacation** – The manager stated that he would be on vacation from September 20 – October 2<sup>nd</sup>, and returning on October 3<sup>rd</sup>. The District has a meeting scheduled during that time and the board would still like to host it. The manager’s assistant will be available to attend the meeting as planned.
- d) **Mailbox Discussion** – The Board previously asked the manager to ask Page Specialties about turning the mailbox on Whitaker around so it’s not facing the street side. The manager stated that he reached out and we are waiting for approval from the Post Office to have the box turned around. The board also discussed having a concrete pad poured in the area to help with safety concerns. The manager will work with the landscaping company for a bid.
- e) **Fencing Discussion** – The manager stated that he has heard back from the City about having noise barrier fencing installed. The manager stated that the City would require site plans amended. To have those amended the District would need to hire an engineer to redevelop the plan to include the fencing. Once the plan is created, it could be forwarded to the City for consideration. The board asked for this information to be submitted to the Legal team. They would like to know if other communities have gone through this process. The board would also like to know legal’s thoughts on the project.
- f) **Routine Pest Control** – The manager stated that recently there was a mouse in the clubhouse. PurePest was able to get out right away and have it addressed, and traps set. The manager discussed establishing a routine plan for all pests around the clubhouse. The board approved to move forward with PurePest for this routine plan.

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.  
 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) **Landscaping Updates** – The Board reviewed the bids 21295 & 19629 and approved the bids.
- b) **Prairie Dog Discussion** – The Board reviewed the bids provided. The second bid did not seem to match the scope of the work. The board

would like the manager to work with the vendor to have the bid updated. They would like to be sure that the areas North of Wagontrail and along DeGaulle are addressed in each bid.

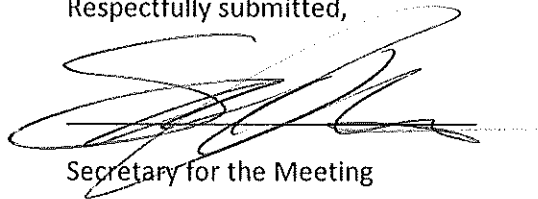
- c) **Paving Project** – The board has reviewed the bids for asphalt repairs at the clubhouse and park. After discussions and a motion from Director Lawson, a second from Director Rich, upon vote, all in favor the board has approved to move forward with the bid from Rose Paving.
- d) **Condor Flock Camera** – With a motion from Director Lawson, a second by Director Martinez, upon vote all in favor. The board has approved to move forward with the condor cameras.
- e) **Snack Shack/Lifeguard Remodel** – The board reviewed the bids provided. The board discussed just having the area renovated and decided to table this until later.
- f) **Newbridge HOA turnover** – No movement on this, at this meeting however, the board would like to keep this on the agenda for future meetings.

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 8:37 pm.

The next meeting will be held on Tuesday, September 24, 2024, at 6:30 pm at the Tollgate Clubhouse.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'S. Martinez', written over a horizontal line.

Secretary for the Meeting