

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
TOLLGATE CROSSING METROPOLITAN DISTRICT NO. 2
HELD OCTOBER 24, 2017**

A regular meeting of the Board of Directors of the Tollgate Crossing Metropolitan District No. 2 was held on Tuesday, October 24, 2017 at 6:30 p.m. at the Tollgate Crossing Community Center, 24625 E. Bellewood Drive, Aurora, Colorado 80016. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Richard Martinez
Brian Matise
Ryan Martin
Doug Webb
Shelly Gregory

Also in attendance were:

Cynthia M. Beyer; CliftonLarsonAllen LLP (“CLA”)
Fernando Lopez; LandTech
Wanda Amour; Resident
Anna Aune; Resident
Pat Mallon; Resident
Theresa and Doug Mackey; Resident
Brent Deron; Resident
Lisa Ward; Resident
Bob Peterson; Resident
Leland Moss; Resident

Call to Order

Director Martinez called the meeting to order at 6:30 p.m.

Approve Agenda

After review, upon a motion duly made by Director Matise, seconded by Director Martinez and, upon vote, unanimously carried, the Board approved the agenda as amended to include discussion of the Eagle Scout Project as submitted by Director Matise.

Declaration of
Quorum/Director
Qualifications
and Conflicts
of Interest

A quorum was declared. There were no new conflicts to be disclosed.

Public Comments

Ms. Theresa Mackey addressed the Board regarding the following three issues:

- Regarding their rental on Saturday, October 21, 2017 - When Ms. Mackey went to the Clubhouse, she saw that it was a mess and not cleaned up from the previous night. Additionally, she got locked out and the

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reservation agreement did not have after-hours call information. She requested her rental fee and deposit be returned.

Ms. Beyer indicated the form has been updated to include the after-hours emergency contact number and a sign will be posted at the Clubhouse door, which will be visible through the outside of the window, containing the office phone number and after-hours number for renters.

- There is a semi-truck parked at the neighbor's house next door.

Ms. Mackey was told to contact AMI, the HOA management company, to report the issue. The HOA, and not the District, is responsible for any covenant violations in the community.

- Ms. Mackey wanted to know if the backyards are to be landscaped the same as in the front.

Ms. Mackey was advised to contact AMI, the HOA management company, for the enforcement regarding landscaping guidelines.

Mr. Brian Deron addressed the Board regarding the following inquiry:

- Mr. Deron inquired as to when the park across from the Clubhouse will be constructed.

Director Matisse indicated he recently attended a neighborhood meeting where a city council person stated the park was in the City of Aurora's Budget for 2017, but the construction had not taken place this year. The park has been placed in the 2018 Budget and the City will hold public meetings next year.

Ms. Pat Mallon addressed the Board regarding the following issue:

- Ms. Mallon asked to have the dog signs moved from Belleview over by the park.

Mr. Fernando Lopez from LandTech will look at moving the signs. Ms. Mallon was told that, depending upon the outcome of the budget, the District may have additional funds for more dog signs.

Mr. Brandon Moser addressed the Board with the following request:

- Mr. Moser, a Boy Scout, proposed installing a bench in the District as an Eagle Scout Project.

Mr. Moser was given preliminary approval, but was told to confer with the family of the officer who was killed at the corner and confirm they are in favor of the proposed placement of the bench. If not, he should ask the family if they would be in favor of placing the bench in the park.

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Additionally, when Mr. Moser returns, he needs to bring plans and materials so the Board may approve the design for the proposed bench.

- Mr. Bob Peterson addressed the Board regarding the landscape responsibility for a lot near Gold Bug. The address is 4873 S. Goldbug Way.

The District requested a proposal from LandTech to clean up the area.

CONSENT AGENDA

Review and Approve Minutes of the September 26, 2017 Regular Board Meeting

- Review and Approve Minutes of the October 13, 2017 Special Board Meeting
- Review Cash Position Schedule Report
- Legal Status Report
- Collections Report
- Review and Approve B&B Builders Invoice – map install
- Review and Approve Dodge Data and Analytics Invoice - invitation to bid
- Review and Approve Arapahoe County Security Proposal

After discussion, upon a motion duly made by Director Webb, seconded by Director Matise, and, upon vote, unanimously carried, the Board approved the Consent Agenda as amended to include the postponement of approving the September 26, 2017 Regular Board Meeting Minutes.

The Board questioned the size of the map as they had requested a 6 foot by 6 foot map. Ms. Beyer stated that she had checked with Mr. Shannon from her office who confirmed that if the map was enlarged to that size it would lose the detail on it. The map which was printed and hung was the largest size that could be produced without compromising the quality.

DISCUSSION AGENDA

Vendor Matters

- A. Front Range Recreation - Update
 - a. Furniture Needs – The Board is awaiting additional information from Front Range on the furniture for the pool area.
 - b. Update on Kiddie Pool Renovations

After discussion, upon a motion duly made by Director Matise, seconded by Director Gregory, and, upon vote, unanimously carried, the Board approved the reconsideration of the bids received for the Kiddie Pool Renovations.

The Board reviewed all bids received, which totaled three (3) and found that all of the bids were responsible and responsive. After discussion, upon a motion duly made by Director Matise, seconded by Director Gregory, and, upon vote,

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unanimously carried, the Board approved the Front Range bid for the Kiddie Pool Renovation.

- B. LandTech Landscape - Update
- a. Monthly Landscape Report
 - b. Weekly Trash and Pet Pickup
 - c. Update on Ditch Maintenance
 - d. Update on Monuments
 - e. Update on Dead Trees in Common Area
 - f. Review and Consider Approval of the Following Proposals
 - i. 2018 Landscape Maintenance Proposal

Mr. Fernando Lopez presented his report to the Board.

Director Matisse stated the irrigation system was still going off on Berryville and Haleyville at 4:00 a.m. and needed to be checked. Director Matisse also stated the transfilm had not yet been on the trees yet.

Mr. Lopez will check the status of the transfilm tree treatment.

Mr. Lopez presented the weekly trash and pet pickup reports as well as an update on the ditch maintenance.

Ms. Mallon reported to the Board that the ditch still contained trash.

Mr. Lopez will check with his cleaning crew regarding this area.

Mr. Lopez reported to the Board that the update on the monuments were complete.

Director Gregory indicated that she would like various shrubs replaced in the monuments.

Mr. Lopez presented the Board with an update on the dead trees in the common areas. He indicated there are trees on DeGaulle with a pink ribbon that need to be cut down.

Ms. Mallon requested a mite treatment in the park.

The Board will review the proposed 2018 Landscape Maintenance proposal. The Board indicated they had approved the snow proposal previously submitted and signed the agreement prepared by Legal.

- C. FMC Inspection Report

Ms. Beyer presented the FMC Inspection Report to the Board.

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Financial Matters

- A. Review and Accept the Unaudited Financial Statements as of September 30, 2017

Director Matisse reviewed the unaudited financial statements as of September 30, 2017.

After review, upon a motion duly made by Director Matisse seconded by Director Webb and, upon vote, unanimously carried, the Board approved the motion to accept the unaudited financial statements as of September 30, 2017.

Director Matisse stated the LandTech bills are high and he does not see the value. Director Matisse further stated the District would need to do a budget amendment in the amount of \$2,000,000 in the Capital Replacement Fund due to the bond issuance at the next meeting. Director Gregory stated the tree replacement appeared too costly.

- B. Review and Consider Approval of Claims

Upon review, upon a motion duly made by Director Matisse, seconded by Director Webb and, upon vote, unanimously carried, the Board approved payment of the current claims, in the amount of \$107,441.75.

Manager's Items

- A. Update on Appeal Response from Aurora Water

Ms. Beyer updated the Board on the Appeal Response from Aurora Water with regards to the backflow fines that had been previously assessed. The City recently waived all backflow fines. Ms. Beyer requested that the backflow information be included in the landscape agreement.

- B. Update on Clubhouse Reservations Calendar

Ms. Beyer presented the Clubhouse Reservations Calendar, which was included in the Board's packet. Director Martinez asked if the Board wanted to raise the rental rates and the Board declined to do so.

- C. Update on Security Camera Hard Drive Space

Ms. Beyer presented the proposal from Arapahoe County Security Company. Director Webb stated that he had cleaned the computer and the computer has adequate hard drive space. Director Webb asked if the Management Company had any information on the McAfee protection software and Ms. Beyer stated she would investigate.

- D. Bi-Monthly Billing Statement Newsletter Insert – Deadline of December 21st

Ms. Beyer stated the newsletter would be mailed soon and inquired if the Board had any items for the December bi-monthly newsletter. No bi-monthly newsletter information was provided by the Board.

- E. Other

- i. Review and Consider Fire Safety Services Proposal

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Upon review, upon a motion duly made by Director Webb, seconded by Director Martinez and, upon vote, unanimously carried, the Board approved the Fire Safety Services proposal.

Ms. Beyer presented the proposal by the other plumber, Flowrite Mechanical, LLC, for the installation of the new hot water heater.

Upon review, upon a motion duly made by Director Matisse, seconded by Director Webb and, upon vote, unanimously carried, the Board approved the proposal from Flowrite Mechanical.

Ms. Beyer will obtain the standard form contract from Legal.

Director Webb asked if the District could obtain HomeSmart from Xcel Energy to protect the District's Clubhouse assets and requested the District Manager further investigate.

Legal Matters

A. Update on City of Aurora Land Conveyance

Director Matisse updated the Board that the attorney was still working on this item. He requested the District's attorney also follow up with the owners on Haleyville Way.

Directors' Matters

A. Update on Lowry Landfill

No new information was provided.

B. Other

- a. Director Matisse stated he received an email from another landscape contractor and asked the District Manager to obtain pricing from that landscape contractor.
- b. Basketball Hoop Repair and District Maps

The Board asked the District Manager to look into getting the basketball hoop repaired and obtain maps of the District for residents to review.

Confirm Next

Board Meeting A. Confirm Quorum for November 28, 2017 Regular Meeting

Director Matisse reviewed the draft budget, which had previously been supplied, for the Board, and will be part of the November 28th meeting.

Quorum was confirmed for the next meeting.

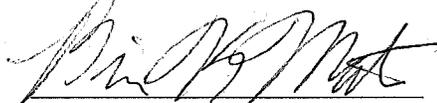
Adjournment

There being no further business, the Board adjourned the meeting at 8:11 p.m.

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Adjournment There being no further business, the Board adjourned the meeting at 8:11 p.m.

Respectfully submitted,



Secretary for the Meeting