

TOLLGATE CROSSING HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

1. **Call to Order** - The meeting of the Board of Directors of the Tollgate Crossing HOA was held on November 15, 2017 at the Tollgate Crossing Community Center, located at 24625 East Bellewood Drive, Aurora, CO 80016. Board Members quorum was met with: Brian Matisse, Shelly Gregory and Tom Gillette were present in person. Jeff Wells was present by teleconference. Community Manager Katie Christopher, CMCA, AMS, PCAM, CAM represented AMI, the managing agent. The agenda was approved and meeting called to order at 7:00 p.m. by Brian Matisse.
2. **Approval of Agenda** – Upon motion duly made and seconded the agenda was approved as presented. Motion carried unanimously.
3. **Open Forum** – there were fifteen homeowners present.
 - a. Discussion about Oakwood Homes and Newtown Builders. The vacant land was foreclosed on by Metro District and a developer came in and paid off the tax liens which paid off the liens and sold it to Oakwood Homes.
 - b. Question relating to Metro District to see if they have plans for building an additional pool facility. The answer at this time is no due to the tracts currently allocated for that area. This was constructed in 2001. To the east of Harvest there will be a one square mile regional park that has an indoor pool and rec center.
 - c. Metro District question on Boards opinion of the landscape contractor. Brian Matisse stated that the landscape proposal will be reviewed for 2018. Metro has a contract for snow removal through end of snow season.
4. **Committee Reports**
 - a. Social Committee – Owners thanked the committee for the Veterans day flags. Christmas Party Dec 9th 6-8pm carriage rides, coffee car and carolers will be part of the event.
 - b. DRC Committee – Manager gave an update on 11 new requests and 1 under review.
5. **Approval of Prior Meeting Minutes**
 - a. October 18, 2017 –The Board reviewed the minutes provided in Board package prior to the meeting. Upon motion duly made and seconded the minutes were approved. Motion carried unanimously.
6. **Financials Acceptance** – Managing agent provided an overview of the HOA financials ending October 31, 2017. Total in operating account assets \$140,926, Working Capital funds were \$51,181 and \$3,893 in the Social Petty Cash account. Accounts receivable showed \$45,268. Total expenses were \$34,292 under budget year to date. Upon motion duly made and seconded the October 31, 2017 financials were accepted as presented. Motion carried unanimously.
7. **Manager's Report** – Managing agent provided a summary of the Associations operations. Reporting 36 new violations issued and 49 were resolved. There were 92 calls and 11 DRC requests in the last month. There were 633 owners signed up online.

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8. **Delinquency Report/Attorney Status Report** - The Board reviewed legal status report. There were no questions or actions taken.
9. **Review and Approval of Invoices/Checks** – The Board of Directors reviewed the invoices presented for approval. Upon motion duly made and seconded the invoices were approved. Motion carried unanimously. Checks were executed by the Board.
10. **Old Business/Action Items List**
 - a. Underdrain System Update- No update as of right now for the underdrain. We should have a plan by the end of the year. The construction will be done in sections.
 - b. Board Vacancy – No candidates submitted their self-nominations prior to the Board meeting.
11. **New Business**
 - a. CD Investment – The Board discussed investing some funds in secured CDs. Upon motion duly made and seconded the Board approved \$100,000 to be moved in 13-Month CD with 1.4% interest rate from Underdrain Repair Settlement Funds held with Mutual of Omaha. Motion carried unanimously.
12. **Adjournment**
 - a. There was no further business for the board to consider. The meeting was adjourned at 8:11 pm.