

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, April 9, 2020, at 6:00 p.m.

The meeting was held via teleconference due to the State of Emergency declared by Governor Polis and Public Health Order 20-23 Implementing Social Distancing Measures, and threat posed by the COVID-19 coronavirus.

Attendance

A special meeting of the Board of Directors of Wheatlands Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Paulette Martin
Kathy Barela
Robert Romero
Sameer Bhatnagar
Brooke Holliman

Also present were Clint C. Waldron, Esq. and Laura Heinrich, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Lori Walker, YMCA, District Manager; Sharon Sulzle, Advance Management, LLC; Kevin Cox, Cox Landscaping; and a resident.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Disclosure Matters

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No

additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings

Mr. Waldron reviewed the Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution.

Consent Agenda

Mr. Waldron reviewed the items on the consent agenda with the Board. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes from March 12, 2020
- Claims Payable in the Amount of \$ 278,455.49
- Fourth Amendment to AMI Contract – Covenant Enforcement Services

Covenant Enforcement/Design Review

Ms. Sulzle reviewed the executive summary and operations summary covenant enforcement reports with the Board. No Board action required.

Discuss Covenant Enforcement Guidance – COVID 19

The Board engaged in general discussion regarding Covenant Enforcement Guidance as affected by COVID-19. The Board discussed moving the paint compliance date to the end of June. As painting crews may be backed up, the Board would like to let residents know that if there are extenuating circumstances, to communicate those to AMI for consideration of an additional extension. Following discussion, upon a motion duly made and seconded, the Board unanimously approved moving the compliance date to the end of June.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report. The Board discussed the inspection of the plant materials in the park. It was noted Architerra will inspect those areas and any dead plant material will be replaced under Goodland's warranty. The

Board asked for an update on the trash cans along the Harvest open space trail and the dog stations in the park. Mr. Cox noted he is currently ordering the trash cans and the pet waste stations. Mr. Cox also noted there has been additional vandalism at the restroom. The restroom is currently locked due to the State stay-at-home order and Health Order No. 24.

Review and Consider
Approval of Work
Order/Proposals

*Removal of Trees in Pool
Area (Sightlines)*

Ms. Walker noted she is meeting with Mr. Cox tomorrow to review the proposal. The Board asked if the trees could be replanted elsewhere in the community. Mr. Cox noted that he will look at that as part of the proposal, however, as these are in the pool area, there may be access issues.

Legal Matters

Consider Resolution
Adopting an Electronic
Signature Policy

Mr. Waldron reviewed the Resolution Adopting an Electronic Signature Policy with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution.

District Management

District Manager's Report
and Status of Approved
Work Orders

Ms. Walker reviewed the District Manager's Report with the Board and provided an update on the status of the following approved work orders:

- The crack sealing of the clubhouse parking lot has been scheduled and will occur in May.
- Most of the sound equipment for the Clubhouse has arrived, and installation will begin next week.
- The frames for the pool shade structures have arrived and are ready to install. Work should begin in the next couple of weeks.
- The interior designer is working on bids for new clubhouse shades
- The new pool bathroom lights have been installed.

Discuss Clubhouse Rental Request

The Board engaged in general discussion regarding the rental request received from Insphyre Performance. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the rental.

Review and Consider Approval of Work Order/Proposals

Replacement of S2 System with ProSec System

Ms. Walker reviewed the proposal from ProSec. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and indicated it would like to hold off on the monthly maintenance charge for now.

Other District Management Matters

The Board discussed the opening of the pool, and how to implement any social distancing guidelines from the State and Tri-County health once the pool is able to open. The Board requested that the pool be acid washed, and partially filled, but no additional preparations be made at this time. The chemicals and heaters will not be turned on until additional guidance is received.

The Board discussed the surveillance cameras at the park. Ms. Walker noted she is still working on a proposal, but it has been difficult to get Comcast to respond due to COVID-19.

Parks, Recreation and Community Activities

WPRC Recreation Facility Update

Director Barela provided an update on the construction of the recreation facility. No Board action required.

Financial Matters

Consider Acceptance of Unaudited Financials for the period ended February 29, 2020

Mr. Gonzales reviewed the February 29, 2020 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Other Financial Matters

Mr. Gonzales informed the Board that the draft Audit was complete and would be ready for review at the next meeting.

Public Comment

None.

Other Business

Director Barela inquired about the status of the Phase II plans. Mr. Waldron indicated he would discuss with Architerra.

Adjourn

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Robert Romero

Secretary for the Meeting

The foregoing minutes were approved on the 14th day of May, 2020.