

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 13, 2022 at 6:00 p.m., via teleconference.

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:

Kathy Barela
Paulette Martin
Sameer Bhatnagar
Brooke Holliman
Jody Detmer

Also present were Clint C. Waldron, Esq., and Erin Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Sharon Sulzle, AMI - Advanced Management, LLC; Isabell Rodau, YMCA, District Manager; Lesanne Dominguez, Architerra; and, Kevin Cox and Jerry Mannes, Cox Landscaping.

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 unanimously approved the agenda, as amended.

Consent Agenda

The Board reviewed the items on the consent agenda. 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. Item 5.c. Ratify Proposal for Replacement of Lights in Clubhouse to LED was removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- October 28, 2021 Budget Workshop and Special Meeting Minutes
- November 11, 2021 Regular Meeting Minutes
- Claims Payable in the amount of \$ 374,521.61
- Independent Contractor Agreement with LandTech for Road Plowing
- Third Amendment to Independent Contractor Agreement (Landscape Maintenance and Snow Removal) with Cox Professional Landscape Services, Inc

**Covenant Enforcement /
Design Review**

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board. The Board discussed providing residents with reminders and tips regarding architectural review and covenants in the next newsletter.

Discuss Updates to Residential Improvement Guidelines

Ms. Sulzle discussed the proposed updates to the Residential Improvement Guidelines related to signage and permanent decorative lighting. She noted the committee has been working with Altitude Law on the proposed changes. After discussion, the Board requested additional information and that the topic be included on the February 10, 2022 meeting agenda.

Financial Matters

Review and Consider Acceptance of Unaudited Financials for the period ended November 30, 2021.

Mr. Gonzales reviewed the November 30, 2021 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Discuss District Credit Card

Mr. Gonzales reviewed the proposal from Wells Fargo for a credit card and discussed the pros and cons of a District credit

card. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the issuance of a credit cards with a \$20,000 aggregate credit limit, and requested legal counsel prepare a policy for Board review.

Other Financial Matters It was noted that work on the 2021 Audit will begin March 1, 2022.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report with the Board and provided an update on outstanding work orders, noting the tree planting and drain will be completed at the end of next week, ornamental grass pruning is underway, and winter watering will be ongoing.

Review Water Usage Tracking Report The Board reviewed the report.

Review and Consider Approval of Work Orders/Proposals None.

Other Landscape Matters None.

Legal Matters

Consider Adoption of Resolution Calling Election Mr. Waldron reviewed the Resolution Calling Election with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Calling Election, and determined to post notification of the Call for Nominations on the District's website.

Consider Approval of Second Amendment to Independent Contractor Agreement (District Management Services and Clubhouse Management and Programming) with the YMCA of Metropolitan Denver Mr. Waldron reviewed the Second Amendment to Independent Contractor Agreement (District Management Services and Clubhouse Management and Programming) with the YMCA of Metropolitan Denver with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Amendment.

Consider Approval of Second Amendment to Independent Contractor Agreement (Pool Maintenance and Staffing) with the YMCA of Metropolitan Denver with the Board. Following

Maintenance and Staffing) with the YMCA of Metropolitan Denver discussion, upon a motion duly made and seconded, the Board unanimously approved the Amendment, subject to an adjustment to the price to correspond with the adjustment in the daily start time.

Discuss Landscape Maintenance and Snow Removal Contract Mr. Waldron and the Board engaged in discussion regarding Landscape Maintenance and Snow Removal. Following discussion, upon a motion duly made and seconded, the Board unanimously approved renewing the agreement with Cox for Landscape Maintenance and Snow Removal Services.

Discuss First Amendment to Independent Contractor Agreement (Tree Master Plan) with Tree Analysis Group, LLC Mr. Waldron provided the Board with an update, noting Mr. Howey will have his proposal for consideration at the next Board meeting.

District Management

District Manager's Report and Status of Approved Work Orders Ms. Rodau reviewed the management report with the Board.

Discuss Community Events Ms. Rodau provided an update on community events.

Review and Consider Approval of Work Orders/Proposals Ms. Rodau reviewed the proposals from Big Fish Automation (d/b/a JellyFish Lighting) and Brilliant Solutions, Inc. for Jellyfish Type Lighting installation at the Clubhouse. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Big Fish Automation.

Other District Management Matters The Board engaged in discussion regarding Girl Scout Troops selling cookies at the park. Following discussion, upon a motion duly made and seconded, the Board unanimously approved sales on Saturdays and Sundays.

The Board discussed the addition of a recycling dumpster and bins at the Clubhouse. Following discussion, upon a motion duly made and seconded, the Board unanimously approved obtaining the dumpster and bins.

Capital Projects

WPRA Recreation Facility Update Ms. Barela provided an update to the Board. It was noted the Authority is currently looking at consolidating the existing loan,

and membership numbers dropped in November and December due to COVID and mask mandates.

Update on Wheatlands Park Phase II (Architerra) - Project Bid January 13, 2022 The Board discussed the proposal received from Architerra for Bid Administration and Construction Administration for the Wheatlands Park Phase II. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Update on Restroom Remodel Previously discussed in Manager’s Report.

Director’s Items

Discuss Swim Team Contract Director Holliman and Director Bhatnagar provided an update to the Board on the proposed swim team contract. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the entering into a contract with the Wheatland Sharks Swim Team and directed legal counsel to prepare the agreement for Board review.

Review and Discuss Board Emails Received None.


Discuss Board Meetings Following discussion, the Board determined to hold the February 10, 2022 Meeting via teleconference (Zoom).

Other Director Items None.

Other Business

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.


Brooke Holliman (Feb 14, 2022 21:54 MST)

Secretary for the Meeting

The foregoing minutes were approved the 10th day of February, 2022.