

WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado
June 13, 2024 at 6:00 p.m.
www.wheatlandsmetro.org

| | |
|---------------------------------------|------------------|
| Paulette Martin, President | Term to May 2027 |
| Kathy Barela, Treasurer | Term to May 2025 |
| Rodney DeWalt, Assistant Secretary | Term to May 2027 |
| Sameer Bhatnagar, Assistant Treasurer | Term to May 2027 |
| Brooke Holliman, Secretary | Term to May 2025 |

This meeting is accessible via Zoom, and may be joined using the following link or call-in information:

Join Zoom Meeting
<https://us06web.zoom.us/j/85400667920?pwd=cNbKuCmAikwohxBsrELVNeqaWRbH5t.1>
Meeting ID: 854 0066 7920
Passcode: 853777
Call In Numbers: 1(719) 359-4580 or 1(720) 707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
5. Capital Projects
 - a. Review Island/Median Turf Conversion Concept Plans (Colorado Sunset and Rock Garden) - Architerra
6. Swim Team
 - a. Discuss Sharks Swim Team Report
 - b. Discuss Swim Team Banners
7. Consent Agenda – The items listed below are a group of items to be approved with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
 - a. Approval of Minutes from May 9, 2024 Regular Meeting
 - b. Approval/Ratification of Claims in the amount of \$299,529.48
8. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
9. Financial Matters
 - a. Review Unaudited Financial Statements
 - b. Consider Turnover of Accounts for Collection

- c. Other Financial Matters
- 10. Landscape Maintenance
 - a. Review Landscape Maintenance Report
 - b. Review Water Usage Tracking
 - c. Review Work Orders/Proposals
 - i. Proposal #42858: 2024 New Tree Installation for \$37,360.00
 - ii. Proposal #42860: 2024 Community Park Drains for \$46,954.00
 - iii. Proposal #42865: Tree Installation for \$47,860.00
 - iv. Proposal #42894: 2024 Native Conversion for \$12,092.88
 - v. Proposal #42895: YMCA Mulch Conversion for \$54,800.00
 - d. Other Landscape Maintenance Matters
- 11. Legal Matters
 - a. Discuss Legislative Memorandum
 - b. Update on Dissolution of Wheatlands Metropolitan District No. 1
 - c. Other Legal Matters
- 12. District Management
 - a. Review District Manager’s Report
 - b. Review Front Range Roofing Systems Semi-Annual Inspection Report
 - c. Review Playground Safety Solutions Maintenance Report
 - d. Update on Reserve Study
 - e. Discuss Pool and Clubhouse Access for Past Due Accounts
 - f. Other Management Items
- 13. Director’s Items
 - a. Review and Discuss Board Emails Received (board@wheatlandsmetro.org)
 - i. Pedestrian Crossing under Powhaton and Related Safety Concerns
 - b. Discuss 2024 SDA Annual Regional Workshops; consider authorizing interested Board Members to attend the 2024 Special District Association’s Annual Conference in Keystone on September 10-12, 2024
 - c. Other Director Items
- 14. Other Business
- 15. Adjourn

| 2024 Regular Meetings | Location |
|---|--|
| Second Thursday of each month @ 6:00 p.m. | Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado |

CONCEPT 1 - COLORADO SUNSET



COLOR PALETTE



PLANT PALETTE SUMMARY

- INCORPORATES PLANTS FROM THE WHEATLANDS NEIGHBORHOOD ENTRANCE TO CREATE CONTINUITY AMONG THE NEIGHBORHOOD.
- PROVIDES LOW-MAINTENANCE, WATER-WISE, AND SEASONAL PLANTING DESIGN.
- USES A DISTINCT COLOR PALETTE THAT PROVIDES VARIETY.
- CREATES A STREAMLINED PLANTING APPROACH THAT INTEGRATES REPEATING PLANT MATERIALS.

DESIGN INSPIRATION



ESTIMATED BLUE GRASS REDUCTION



WHEATLANDS - MEDIAN PLANTINGS

CONCEPT 1 - PLANT PALETTE

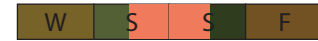


PERENNIALS



Pineleaf Penstemon
Penstemon pinifolius

Height - 10-12"
Spread - 12-18"



White Coneflower
Echinacea purpurea
'White Swan'

Height - 2'
Spread - 2'



DECIDUOUS SHRUB



'Royal Gold' Woadwaxen
Genista tinctoria
'Royal Gold'

Height - 2'
Spread - 2'



GROUNDCOVERS



Mesa Verde Ice Plant
Delosperma
'Kelaidis' PP 13,876

Height - 1-2"
Spread - 10-14"



'Bowles' Common Periwinkle
Vinca minor 'Bowles'

Height - 4-6"
Spread - 1-2'



ORNAMENTAL GRASSES



'Elijah Blue' Fescue
Festuca glauca
'Elijah Blue'

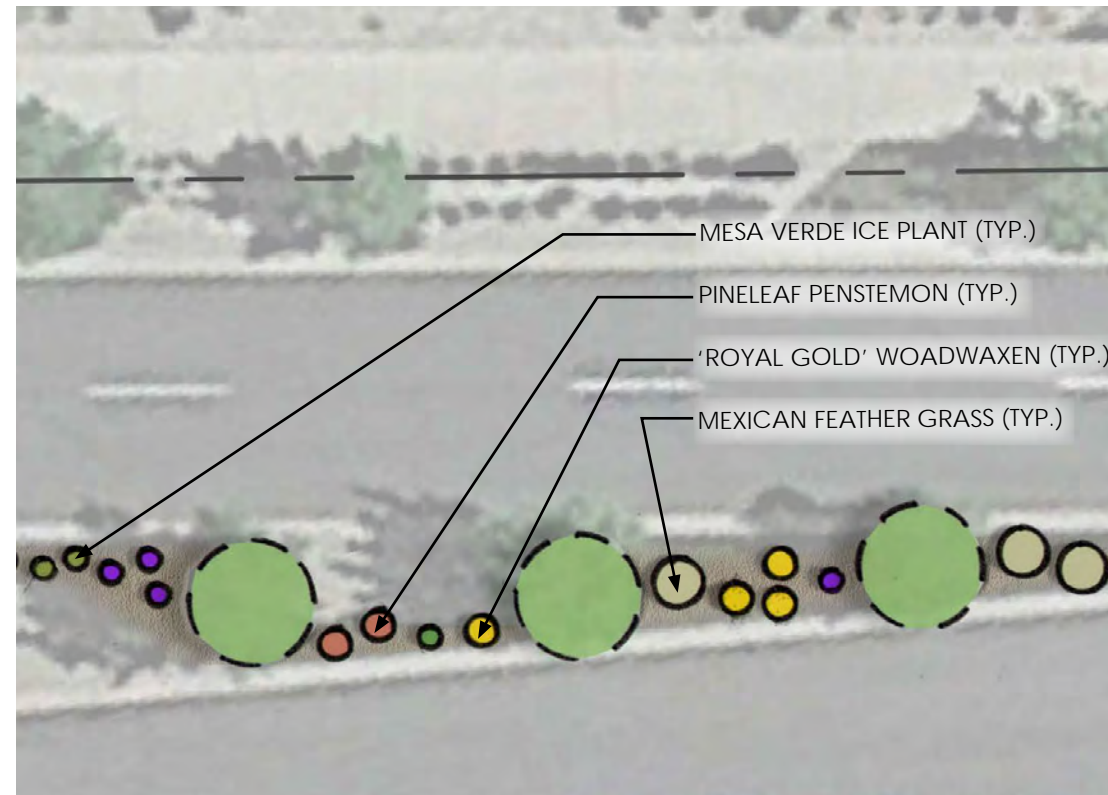
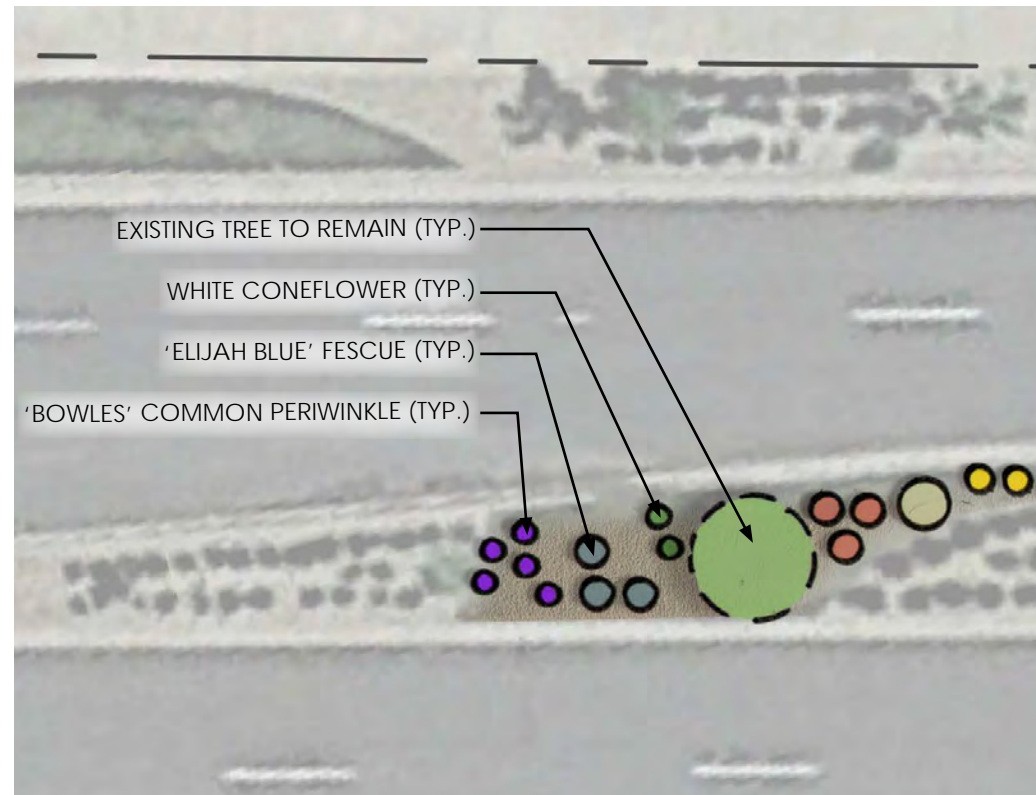
Height - 6-12"
Spread - 6-12"



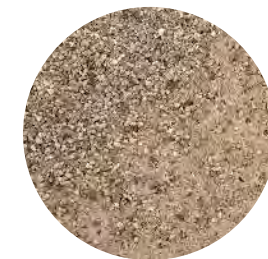
Mexican Feather Grass
Nassella tenuissima

Height - 2'
Spread - 2'

DETAIL PLANS



PROPOSED LANDSCAPE MATERIALS



TAN CRUSHER FINES



WYOMING RED ROCK MULCH



BLACK GRANITE ROCK MULCH

WHEATLANDS - MEDIAN PLANTINGS

CONCEPT 2 - ROCK GARDEN



COLOR PALETTE



PLANT PALETTE SUMMARY

- INCORPORATES PLANTS FROM THE WHEATLANDS NEIGHBORHOOD ENTRANCE TO CREATE CONTINUITY AMONG THE NEIGHBORHOOD.
- PROVIDES LOW-MAINTENANCE, WATER-WISE, AND SEASONAL PLANTING DESIGN.
- USES A DISTINCT COLOR PALETTE THAT PROVIDES VARIETY.
- CREATES A STREAMLINED PLANTING APPROACH THAT INTEGRATES REPEATING PLANT MATERIALS.

DESIGN INSPIRATION



ESTIMATED BLUE GRASS REDUCTION



WHEATLANDS - MEDIAN PLANTINGS

CONCEPT 2 - PLANT PALETTE



PERENNIALS



Blue Eddy Allium
Allium senescens
 'Blue Eddy'
 Height - 1'
 Spread - 12"



Perennial Bachelor's Button
Centaurea montana
 Height - 10-14"
 Spread - 6-18"



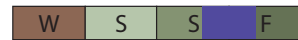
DECIDUOUS SHRUB



'Royal Gold' Woadwaxen
Genista tinctoria
 'Royal Gold'
 Height - 2'
 Spread - 2'



Dark Knight Bluebeard
Caryopteris x clandonensis
 'Dark Knight'
 Height - 3-4'
 Spread - 3-4'



GROUNDCOVERS



Little Trudy Catmint
Nepeta x psfike
 'Little Trudy' PP 18,904
 Height - 8-10"
 Spread - 12-16"



Prairie Winecups
Callirhoe involucrata
 Height - 6-12"
 Spread - 3'

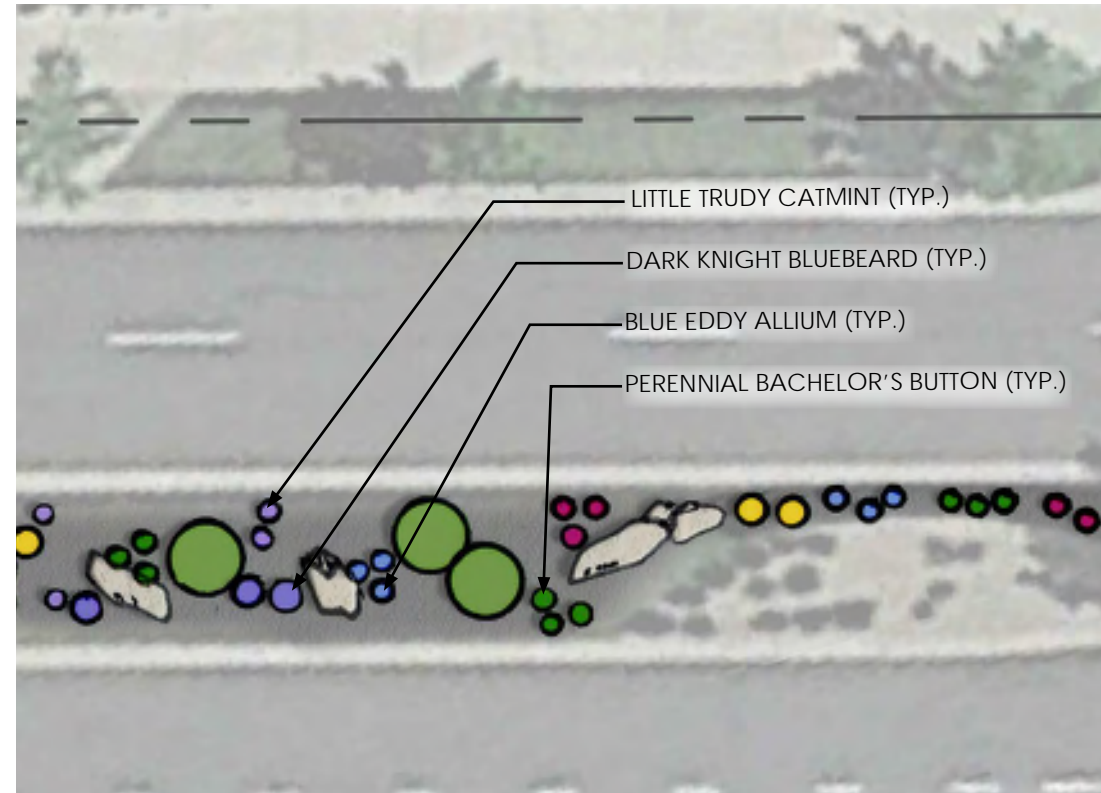
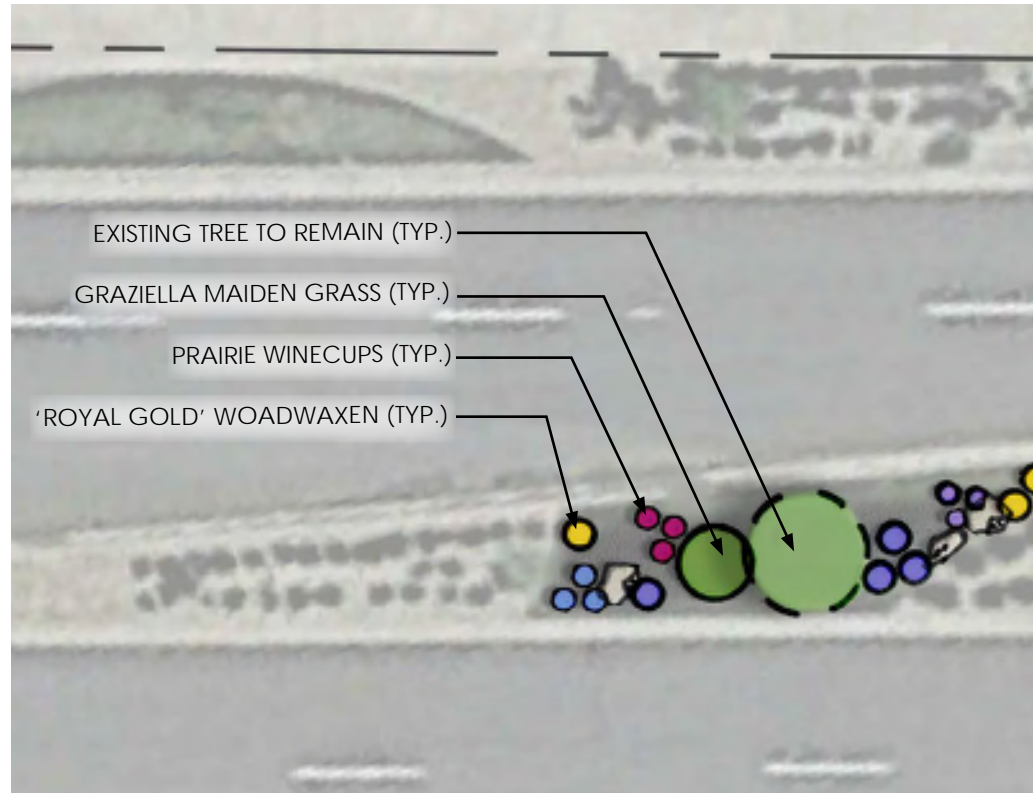


ORNAMENTAL GRASSES

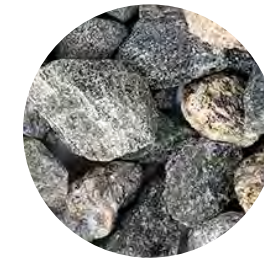


Graziella Maiden Grass
Miscanthus sinensis
 'Graziella'
 Height - 5-7'
 Spread - 3-4'

DETAIL PLANS



PROPOSED LANDSCAPE MATERIALS



GRAY GRANITE ROCK MULCH



BUFF SANDSTONE BOULDERS

WHEATLANDS - MEDIAN PLANTINGS

From: [Isabell Rodau](#)
To: [Clint C. Waldron](#); [Erin K. Stutz](#); [Rose A. Vallesio](#)
Subject: Fwd: Sharks 2024 demographics
Date: Thursday, May 30, 2024 9:11:20 AM

Please add this email to the next board meeting

Get [Outlook for iOS](#)

From: Brian Kempf <bkempf33@yahoo.com>
Sent: Thursday, May 30, 2024 8:56 AM
To: Isabell Rodau <IRodau@denverymca.org>; Brooke Holliman <brooke.dorseyholliman@gmail.com>
Subject: Sharks 2024 demographics

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

As per our contract with Wheatlands Metropolitan District, I have run the demographics for the 2024 Sharks team to report to the Wheatlands Metropolitan District. Here are the numbers:

Wheatlands residents 31.8%
Beacon Point 11.7%
Southshore 20.7%
Tallyn's Reach 6.1%

Within 2 miles of Wheatlands Pool and Clubhouse 76.5%
Feed into Pine Ridge Elementary 47.5%
Feed into Cherokee Trail High School 80.4%
Approximately half of the Southshore numbers are from former Wheatlands residents (and Wheatlands Sharks returning swimmers) moving to Southshore over the past 12 - 15 months (after the 2023 registration window).

Please let me know if you have any questions.

Thanks!
Brian

Brian Kempf
President
Wheatlands Sharks Swim Team

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: May 9, 2024 at 6:00 p.m., at the Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

The regular 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 were in attendance:

Paulette Martin
Kathy Barela
Rodney DeWalt
Sameer Bhatnagar
Brooke Holliman

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountants; Kevin Cox, Cox Professional Landscaping Services, LLC; Heather Sosa, Heatherly Creative, LLC, and Isabell Rodau, YMCA.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:02 p.m.

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.

Approval of Agenda

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

Public Comment

None.

**Website Accessibility -
Heather Sosa**

The Board discussed website accessibility matters with Ms. Sosa, the current website provider. The Board would like to provide as much content as possible on the website. Ms. Sosa discussed remediating the current forms and generating new accessible forms.

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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from April 11, 2024 Regular Meeting, April 15, 2024 Special Meeting and April 29, 2024 Special Meeting; and
- Claims in the amount of \$244,519.09.

**Covenant
Enforcement/Design Review**

Review Architectural Review
and Covenant Enforcement
Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board. Ms. Sulzle provided an update on the software transition, noting the plan is to have the new system go live at the end of next week.

Financial Matters

Review Unaudited Financial
Statements

Mr. Shultz reviewed the unaudited financial statements through December 31, 2023 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Review and Accept 2023 Draft
Audit Report

Mr. Shultz reviewed the 2023 Draft Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the 2023 Draft Audit, subject to final legal, accounting review and issuance of a clean audit opinion.

Other Financial Matters

Mr. Shultz noted the state has released the backfill payments which should be received by the District this week.

Landscape Maintenance

Review Landscape
Maintenance Report

Mr. Cox reviewed the landscape maintenance status report with the Board and the extensive damage caused by the Comcast boring.

The Board asked that any graffiti be photographed and sent to Ms. Rodau.

Mr. Cox noted the flower beds are currently being prepared.

Review Playground
Maintenance Report

MMs. Rodau reviewed the playground maintenance report with the Board.

Discuss Tree Audit

Deferred.

Discuss Adding Cox
Landscaping as Authorized
User for City of Aurora
Irrigation Accounts

It was noted this is no longer needed as Mr. Shultz was able to add Cox Landscaping to receive leak notification text and email alerts.

Review Work Orders/Proposals

Review Cox Professional
Landscape Services, LLC
Proposal #42544 in the
amount of \$17,100 for
Playground Mulch

The Board reviewed proposal #42544 for playground mulch from Cox Professional Landscape Services, LLC in the amount of \$17,100. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal subject to final review by Director DeWalt.

Other Landscape Maintenance
Matters

None.

Legal Matters

Approval of Resolution
Adopting a Digital
Accessibility Policy and
Designating a Compliance
Officer

Mr. Waldron reviewed the Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution and designated Isabell Rodau as the compliance officer.

Update on Murphy Creek Trail
Project and Email from City
(*added*)

Mr. Waldron provided an update to the Board on the Murphy Creek Trail Project and email from the City.
Per the City, the survey team should have all the legal descriptions for the trail crossings complete by the beginning of May. Once the City has the legal descriptions in hand, Real Property will be reaching out to both Southlands and Wheatlands to create the temporary construction easements, trail easements

and slope easements. They will also be working with Xcel on the encroachment agreements. Once the easements and agreements are signed, the City will take the project out to bid.

2024 Loan

Mr. Waldron provided an update on loan to purchase the recreation facility, noting the loan had closed. No action was taken.

Update on Loan(s)

District Management

Ms. Rodau reviewed the District Manager’s Report with the Board.

Review District Manager’s Report

The Board discussed the District newsletter. This matter was deferred until Heather Sosa has a chance to review.

Discuss District Newsletter

None.

**Other Management Items
Director’s Items**

Review and Discuss Board
Emails Receives
(board@wheatlandsmetro.org)

None.

Other Director Items

None.

Other Business

None.

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.

Secretary for the Meeting

The foregoing minutes were approved the 13th day of June, 2024.

Wheatlands Metropolitan District
Payment of Claims
Month of
May 2024

| <u>Payee</u> | <u>Description</u> | <u>Total Amount</u> |
|--|--|--------------------------|
| TOTAL PAYMENTS TO BE RATIFIED: | | |
| *Aurora Water | March 2024 Water Utility | 633.95 |
| *XCEL Energy | March 2024 Electric & Gas Utility | 1,141.20 |
| | April 2024 Electric & Gas Utility | 7,834.08 |
| Altitude Community Law P.C. | April 2024 Legal Services for Collections | 1,290.00 |
| American Conservation & Billing Solutions | May 2024 Billing Services | 4,110.90 |
| American Mechanical Services of Denver, L | May 2024 HVAC Maintenance | 185.00 |
| AMI-Advanced Management, LLC | May 2024 Covenant Management | 3,800.00 |
| Architerra Group Inc. | Preparation of Base maps & Develop Prelim Planting Concepts | 1,175.75 |
| Around the Corner Handyman LLC | Prepare Pool Restrooms for 2024 Pool Season | 855.28 |
| Butler Snow | Legal Services for 2024 Series Loan | 12,500.00 |
| Carriages of Colorado | Carriage Services during 2024 Holiday Events | 2,400.00 |
| Cintas Fire 636525 | 2024 Fire Safety Inspection | 442.50 |
| Colorado Lighting, Inc. | April 2024 Lighting Inspection & Maintenance | 373.26 |
| Colorado Special Districts Property & Lia | 2024 Property & General Liability Insurance Premium for Rec Center | 30,157.00 |
| Courtesy Plumbing & Heating | Diagnose and Repair of Leak in Pump Room | 237.30 |
| Cox Professional Landscape Services, LLC | May 2024 Commercial Maintenance | 16,674.83 |
| | May 2024 Native Maintenance | 720.84 |
| | May 2024 Park Restroom Monitoring | 2,400.00 |
| | Rec Center Vole Treatment | 514.00 |
| | April 2024 Waste Station Maintenance and Replenishment | 237.30 |
| Front Range Roofing Systems, LLC | Complete Spring 2024 Defend 360 Initial Upgrades | 975.00 |
| General Air Service & Supply Co. | LIQUID CO2 INDUSTRIAL BULK LB | 218.32 |
| Hillyard, Inc. | Clubhouse Janitorial Supplies | 68.49 |
| | Clubhouse Janitorial Supplies | 1,039.19 |
| | Clubhouse Janitorial Supplies | 129.18 |
| Kutak Rock LLP | Legal Services for 2024 Series Loan | 10,000.00 |
| Marchetti & Weaver, LLC | April 2024 Accounting Services | 8,690.89 |
| | April 2024 Accounting Services - Special Projects | 2,682.50 |
| Mountain Alarm Security | June 2024 through August 2024 Alarm Service & Monitoring | 222.30 |
| Nieves Ministries, Inc. | Security Services for 05/05/2024 Clubhouse Rental/Event | 160.00 |
| | Security Services for 05/12/2024 Clubhouse Rental/Event | 200.00 |
| | Security Services for 05/17/2024 Clubhouse Rental/Event | 200.00 |
| Pool Doctor | Remainder for Activity Pool Replaster Q#43410 | 32,772.50 |
| | 50% DwnPmt for Activity Pool Replaster Quote No. 43410 | 7,786.73 |
| Saquimux Serivces, LLC | April 2024 Cleaning Service for Clubhouse | 760.00 |
| So. Aurora Regional Improvement Authority | February 2024 through April 2024 ARI Mill Levy Tax Distribution | 7,115.12 |
| Storm Water Asset Protection, LLC | Annual Inspection of Detention Ponds | 1,076.72 |
| Waste Management (Clubhouse) | May 2024 Clubhouse Trash Service | 106.86 |
| Waste Management (Residential) | May 2024 Residential Trash Service | 12,793.78 |
| Wells Fargo Card Services - Business | April 2024 Credit Card Charges | 655.20 |
| White Bear Ankele P.C. | April 2024 Legal Services | 8,782.94 |
| WPRABN LLC | June 2024 Loan Payment | 16,428.57 |
| YMCA of Metropolitan Denver (MD Mo. Fee) | May 2024 Resident Membership District Fee | 49,491.00 |
| | June 2024 Resident Membership District Fee | 49,491.00 |
| TOTAL TO BE RATIFIED & APPROVED | | <u>299,529.48</u> |



WORKING SESSION

EXECUTIVE SUMMARY

6/13/2024

Number of open violations: 90

Last Inspection dates: May 15th and May 29th, 2024

Next Inspection dates: June 14th and June 28th, 2024

Violations by type:

| | |
|------------------------------|-----------------------------|
| Basketball Hoops – 0 | Lawn in Poor Condition – 3 |
| Boat- 0 | Livestock- 0 |
| Business – 0 | Maintenance - 2 |
| Commercial Vehicle- 0 | Missing Tree Front Yard - 1 |
| Common Area Dumping- 0 | Nuisance - 0 |
| Dead Tree Backyard- 0 | Paint – 12 |
| Dead Tree Front/Side Yard –4 | RV/Camper - 1 |
| Exterior Damage -0 | Shutters Missing – 0 |
| Fence -Paint/Stain - 38 | Signs- 0 |
| Fence Repair – 5 | Trailer - 1 |
| Holiday Lights- 3 | Trash Cans -5 |
| Inoperable Vehicle- 0 | Tree Care- 0 |
| Items Stored - 1 | Tree Under Caliper- 1 |
| Landscape Maint - 0 | Vehicle -1 |
| Lawn Care -Weeds- 5 | Unauthorized Change - 6 |
| Lawn Care- Watering – 1 | Unsightly Conditions - 2 |
| Lawn in need of mowing -0 | Window Units- 0 |
| Total- 90 | |

Wheatlands Metropolitan District

May 1, 2024 - May 31, 2024

***By Status** displays the combined count of all current and past instances for each status assigned during the selected time period.

| | | | | |
|------------------------------|----------------------------|--------------------|--------------------------------|----|
| Architectural Control | } | Request Status: | Approved | 20 |
| | | | Approved With Conditions | 1 |
| | | | Cancelled | 1 |
| | | | Completed | 26 |
| | | | Completed | 0 |
| | | | Denied | 3 |
| | | | More Info Requested | 4 |
| | | | New Request | 23 |
| | | | Under Review | 5 |
| | | | Total | 83 |
| | | | Correspondence: | |
| | | Emails | 549 | |
| | | US Mails | 0 | |
| Violations | } | Open: | Carried Over | 17 |
| | | | Created | 22 |
| | | Total | | 39 |
| | | By Status*: | 1st Notice | 15 |
| | | | 2nd Notice | 3 |
| | | | 3rd Notice | 1 |
| | | | 4th Notice | 1 |
| | | | 5th Notice | 2 |
| | | | 6th Notice | 4 |
| | | | Dismissed | 3 |
| | | | Resolved | 26 |
| | Total | | 55 | |
| | Average Days To | | 63.5 | |
| | Total Fines Assessed | | \$225.00 | |
| Calls | } | Calls | | 15 |

Landscape Monthly Status Report

| Project Name | Reporting Cadence |
|----------------------------------|------------------------------|
| Wheatlands Metropolitan District | Monthly (for Board Meetings) |
| Date | Prepared by: |
| May 2024 | Kevin Cox |

III. Lawn Care - Provide updates regarding Mowing/Edging, Fertilization, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Weekly mowing completed.

-Turf fertilizer application completed 5/1/24.

IV. Shrubs/Plants - Provide update regarding Edging, Pruning, Weed, Disease and Pest Control – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-NA

V. Tree Care - Provide update regarding Pruning, Staking, Insect Control, Tree Wells – all items listed in contract. Update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-NA

Misc items as listed in Contract – Provide update on any changes, overall maintenance, status and any concerns to be shared with the Board.

-Weekly checking and replacement of trash and dog waste bags.

-Park bathroom winterized for the season.

-Scheduling of daily cleaning of Wheatlands Park restroom facility starting May 15 and setting of timer to unlock at 9am and locking at 7pm starting May 15th as well.

VI. Wood and Rock Mulched Areas-

-Weed treatment completed.

VII. Native Areas-

-Trash removed beauty bands mowed.

VII. Irrigation Systems-

-Activation started on April 18th and completed on the 23rd.

-Extensive damage to Stop and Waste sleeve, mainline, and wires from Comcast work on Wheatlands Parkway preventing activation of irrigation system servicing these areas.

-Inspections and repairs to leaks, breaks, and snow damage (not billable to District) are ongoing.

IX. Landscape Debris Cleanup-

-Policing of property for trash, signs, and debris.

X. Aeration-

-Completed the 16th of April.

XI. Winter Services-

-Snow removal services completed 10/28, 11/24, 11/25, 12/3, 12/8, 12/9, 12/13, 12/26, 12/27, 1/06, 1/08, 1/13, 1/15, 1/16, 1/26; 2/3; 2/4; 2/9; 2/10; 2/11; 2/15; 2/17; 2/27; 3/8; 3/12; 3/14; 3/15; 3/25;

XII. Bio Hazards-

XIII. Damages-

Misc. Items –

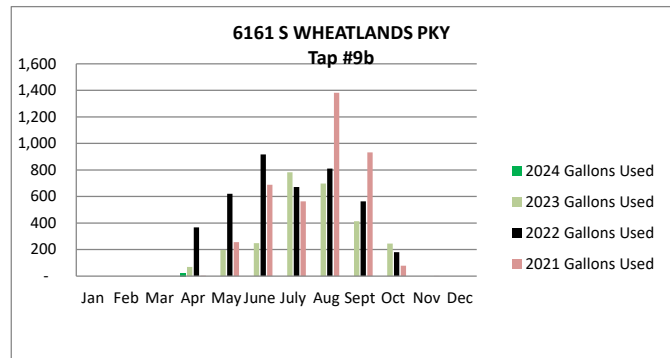
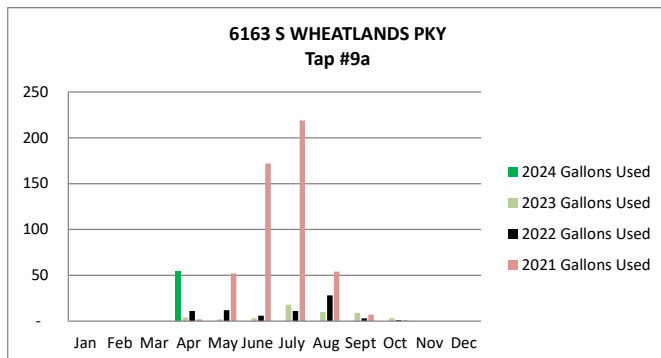
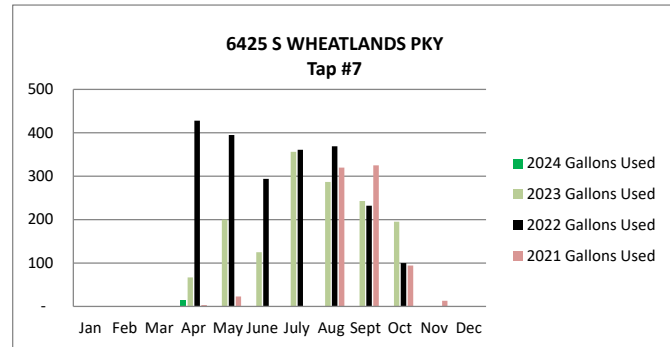
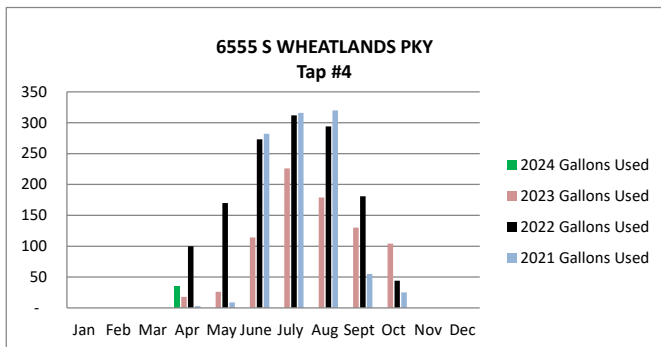
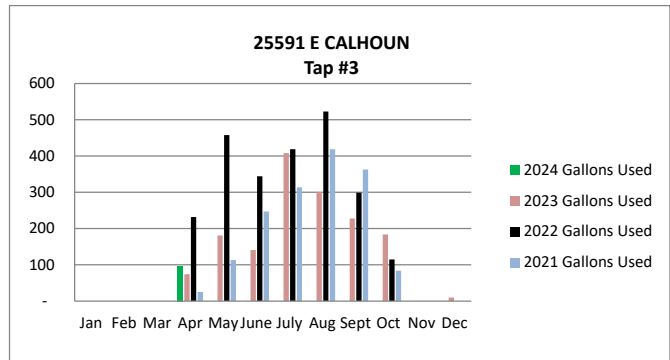
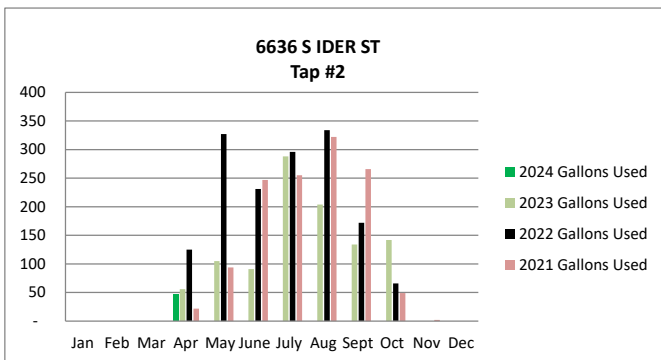
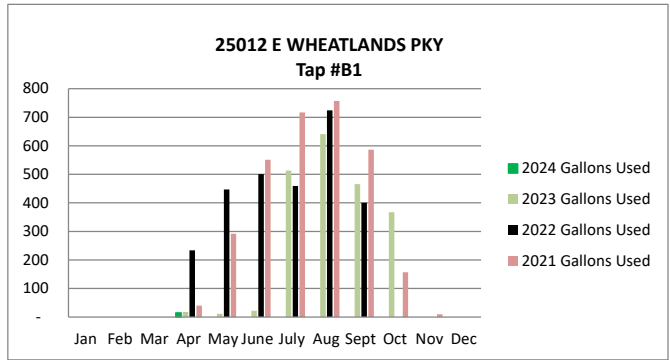
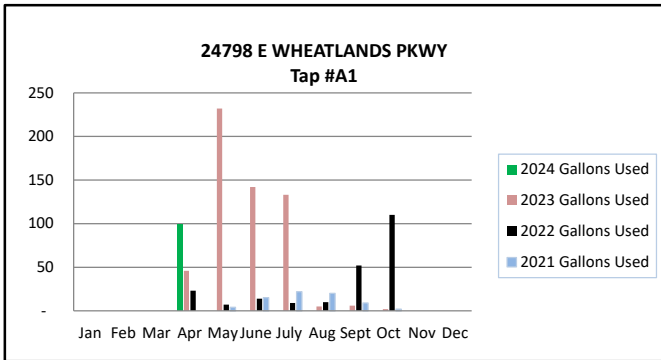
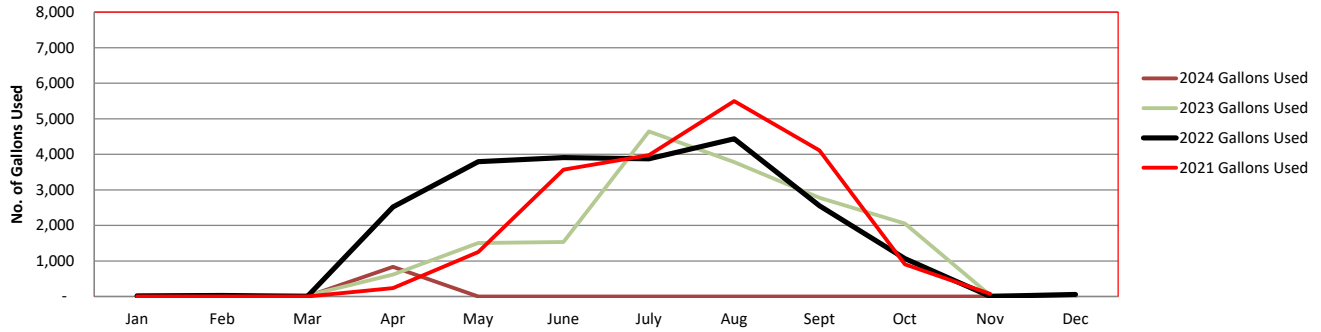
Estimates-

Special Projects (provide an update to any special funding approved by the Board and their status)

-Weekly trash and dog station maintenance completed.

- **Proposal 42524 – Detention Pond Repairs (\$70,490.57) Rained out – Rescheduled for mid-June**
- **Proposal 42894 – Turf to Native Grass Conversion (\$12,092.88) Awaiting approval**
- **Proposal 42895 – YMCA Mulch Conversion (\$54,800.00) Awaiting approval**
- **Proposal 42858 – 2024 New Trees (\$37,630.00) Awaiting approval**
- **Proposal 42860 – Community Park Drains (\$46,954.00) Awaiting approval**
- **Proposal 42865 -Soccer Field Maintenance (\$47,860.00) Awaiting approval**

Wheatlands Metropolitan District Total Monthly Usage





Proposal For

Wheatlands Metropolitan District

Wheatlands Metro District
 6601 S Wheatlands Parkway
 Aurora, CO 80016

main: 720-210-9137
wheatlandsmd@bill.com

Location

6171 S Wheatlands Pkwy
 Aurora, CO 80016

Terms
 Net 30

WMD - 2024 NEW TREES

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--|----------|-------------|--------------|
| Landscape Construction:Tree Planting:Oak, Swamp White 2" 2" Oak, Swamp White installed | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Landscape Construction:Tree Planting:Kentucky Coffee Tree 2" 2" Kentucky Coffeetree installed | 3 | \$ 1,500.00 | \$ 4,500.00 |
| Landscape Construction:Tree Planting:Hackberry 2" 2" Hackberry installed | 2 | \$ 1,450.00 | \$ 2,900.00 |
| Landscape Construction:Tree Planting:Oak, Burr 2" Oak, Burr 2" installed | 1 | \$ 1,450.00 | \$ 1,450.00 |
| Landscape Construction:Tree Planting:Rocky Mountain Juniper 6' 6' Rocky Mountain Juniper installed | 1 | \$ 995.00 | \$ 995.00 |
| Landscape Construction:Tree Planting:Elm, Accolade 2" Triumph Elm 2" installed | 5 | \$ 1,450.00 | \$ 7,250.00 |
| Landscape Construction:Tree Planting:Cottonwood 2" 1.25" Lanceleaf/Narrowleaf Cottonwood installed | 3 | \$ 995.00 | \$ 2,985.00 |
| Landscape Construction:Tree Planting:Hawthorn, Washington 2" 8' Washington Hawthorn clump installed | 1 | \$ 1,550.00 | \$ 1,550.00 |
| Optional Additional Trees Additional trees installed at guaranteed price if desired (Optional) | 10 ea | \$ 1,450.00 | \$ 14,500.00 |
| Landscape Construction:Tree Planting:Oak, Swamp White 2" 2" Oak, Swamp White installed - WARRANTY | 3 | \$ 0.00 | \$ 0.00 |



| | | | |
|--|---|---------|---------|
| Landscape Construction:Tree Planting:Rocky Mountain Juniper 6' | 1 | \$ 0.00 | \$ 0.00 |
| 6' Rocky Mountain Juniper installed - WARRANTY | | | |

Client Notes

Installation of 17 new trees per recommendation of B. Howey, Arborist. Includes replacement of four (4) warranty trees planted in the 2023 season.

Line-item option included to install an additional 10 trees per recommendation if desired.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 37,630.00 |
| TOTAL | \$ 37,630.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 18,815.00 |
| DUE DATE | 07/31/2024 |

Signature

x

Date:

Please sign here to accept the terms and conditions



Proposal For

Wheatlands Metropolitan District

Wheatlands Metro District
 6601 S Wheatlands Parkway
 Aurora, CO 80016

Location

6171 S Wheatlands Pkwy
 Aurora, CO 80016

main: 720-210-9137
wheatlandsmd@bill.com

WMD - 2024 COMMUNITY PARK DRAINS

Terms
 Net 30

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--|----------|-------------|--------------|
| 2024 Landscape Labor Landscape Labor Rate for 2024 | 240 Hr | \$ 75.00 | \$ 18,000.00 |
| Dump Service Removal of items taken to the dump | 1 | \$ 720.00 | \$ 720.00 |
| Geotextile Erosion Fabric Geotextile Erosion Fabric - 8oz, 6' x 100' | 5 ea | \$ 530.00 | \$ 2,650.00 |
| Biodegradable Stake Biodegradable Stake | 310 ea | \$ 1.00 | \$ 310.00 |
| Landscape Construction:Drains French Drain - 200 linear feet | 1 | \$ 4,200.00 | \$ 4,200.00 |
| Landscape Materials:Granite bolder:Cobblestone 12" Cobblestone Boulders 12"-36" | 4 | \$ 294.00 | \$ 1,176.00 |
| Landscape Materials:Granite bolder:Cobblestone, Multi 4"-8" Cobblestone 8"-12" | 75 | \$ 218.00 | \$ 16,350.00 |
| Perforated Roll-Top Edging Galvanized steel perforated roll-top edging | 55 | \$ 62.00 | \$ 3,410.00 |
| PINEDG EDGING PIN (EACH) | 276 | \$ 0.50 | \$ 138.00 |

Client Notes

2024 Wheatlands Community Park Enhancements

Enhance Drainage:

- Install protective cobble border circles around drains in existing mulch beds to prevent blockage and improve flow.
- Clear drain inlets and outlets as necessary.



- Extend french drain on soccer field area to northern outlet.
- Remove and dispose of turf in and enhance drainage swale south of basketball courts.
- Install 2,500 square foot dry riverbed of large (6"-12") cobblestone, accented with sporadic cobblestone boulders (yellow areas on map).
- Adjust irrigation and move heads as necessary.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 46,954.00 |
| TOTAL | \$ 46,954.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 23,477.00 |
| DUE DATE | 07/31/2024 |

Photos





Proposal For

Wheatlands Metropolitan District

Wheatlands Metro District
 6601 S Wheatlands Parkway
 Aurora, CO 80016

main: 720-210-9137
wheatlandsmd@bill.com

Location

6171 S Wheatlands Pkwy
 Aurora, CO 80016

Terms
 Net 30

WMD - 2024 ADDTL SOCCER MAINT

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--|------------|-------------|--------------|
| Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery. | 1 | \$ 550.00 | \$ 550.00 |
| Dump Service Removal of items taken to the dump | 1 | \$ 390.00 | \$ 390.00 |
| 2024 Landscape Labor Landscape Labor Rate for 2024 | 40 Hr | \$ 75.00 | \$ 3,000.00 |
| Bluegrass Sod Kentucky Bluegrass Sod: Pallet - 480 Square Feet | 3 | \$ 1,040.00 | \$ 3,120.00 |
| Revive Application Application of Soil Conditioner to soccer field area | 3 | \$ 700.00 | \$ 2,100.00 |
| Fertilization Fertilizer Cost Increase - Upgrade of product plus additional application | 1 | \$ 4,200.00 | \$ 4,200.00 |
| Turf Overseeding Overseeding of turf using a mixture of nutrient dense compost and premium turf grass seed. | 69000 Sqft | \$ 0.50 | \$ 34,500.00 |

Client Notes

Adjustments to maintenance scope to address additional needed maintenance for the soccer field:

Soccer field area is experiencing desiccation from overuse, requiring additional irrigation to aid in regrowth and turf repair.

- Repairs to damaged turf with new sod (1,200 square feet).
- Shrink field size from 300' x 150' to 150' x 75' to allow for field rotation.
- Rotate field and move goals monthly.
- Addition of three (3) annual applications of soil conditioner to aid in water retention and improve soil condition.
- Upgrade of fertilizer on playing area to athletic field grade slow-release fertilizer.
- Additional application of high-grade premium athletic field grade fertilizer.
- Overseeding of playing surface area with compost and seed in the fall after playing season concludes.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #42865
 Created: 06/01/2024
 Date: 07/01/2024
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

 Please sign here to accept the terms and conditions

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 47,860.00 |
| TOTAL | \$ 47,860.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 23,930.00 |
| DUE DATE | 07/31/2024 |



Proposal For

Wheatlands Metropolitan District

Wheatlands Metro District
 6601 S Wheatlands Parkway
 Aurora, CO 80016

main: 720-210-9137
wheatlandsmd@bill.com

Location

6564 S Harvest St
 Aurora, CO 80016

WMD - 2024 NATIVE CONVERSION

Terms
 Net 30

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---|----------|------------|-------------|
| Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery. | 1 | \$ 550.00 | \$ 550.00 |
| Scarifier Machine mounted ground preparation apparatus. | 1 Day | \$ 600.00 | \$ 600.00 |
| General Labor: 2024 WHEATLANDS General Labor General Landscape Labor | 60 | \$ 70.00 | \$ 4,200.00 |
| Landscape Materials: Soils: Compost, Crown Crown Compost/no till | 14 | \$ 124.00 | \$ 1,736.00 |
| Aurora Native Seed Mix Aurora Native Seed Mix | 32 lb | \$ 40.34 | \$ 1,290.88 |
| Landscape Materials: Straw blanket Straw blanket 900 sf | 10 | \$ 290.00 | \$ 2,900.00 |
| Biodegradable Stake Biodegradable Stake | 850 ea | \$ 0.96 | \$ 816.00 |

Client Notes

Conversion of turf grass to native grass (8,300 square feet).

Work Area: Behind (east) 6564 S Harvest Street.

Description of work:

- Cut water to area in map and allow turf to go dormant.
- Scarify area to allow seed introduction.
- Top-dress lightly (0.5") with compost/seed mixture.
- Cover with biodegradable seed blanket.



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #42894
 Created: 06/06/2024
 Date: 08/05/2024
 From: Wesley R Cox

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 12,092.88 |
| TOTAL | \$ 12,092.88 |
| DEPOSIT AMOUNT (50.0%) | \$ 6,046.44 |
| DUE DATE | 09/04/2024 |

Photos





Proposal For

Wheatlands Metropolitan District

Wheatlands Metro District
 6601 S Wheatlands Parkway
 Aurora, CO 80016

main: 720-210-9137
wheatlandsmd@bill.com

Location

6100 S Kewaunee Way
 Aurora, CO 80016

Terms
 Net 30

WMD - 2024 YMCA MULCH CONVERSION

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---|----------|------------|--------------|
| Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery. | 1 | \$ 550.00 | \$ 550.00 |
| Port-A-Potty On site Port-A-Potty for worker use during project. | 1 | \$ 300.00 | \$ 300.00 |
| General Labor: 2024 WHEATLANDS General Labor General Landscape Labor | 240 | \$ 70.00 | \$ 16,800.00 |
| Multi-Color Cobblestone 2"- 4" Horizon Cobblestone 2"-4" | 220 Ton | \$ 160.00 | \$ 35,200.00 |
| 4' x 300' Landscape Fabric 4' x 300' Landscape Fabric | 4 ea | \$ 425.00 | \$ 1,700.00 |
| Fabric/Sod Staple 4' x 1" Fabric/Sod Staple | 500 ea | \$ 0.50 | \$ 250.00 |

Client Notes

Conversion of three (14,200 square feet) exterior mulch beds of the YMCA from wood mulch to cobblestone to prevent future wood mulch replacement costs.

- Remove existing wood mulch and use to replenish remaining beds at the YMCA.
- Install 2"- 4" matching cobblestone to better hold slopes.
- Re-use existing fabric and edging, repairing as necessary.



All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 54,800.00 |
| TOTAL | \$ 54,800.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 27,400.00 |
| DUE DATE | 08/21/2024 |

Photos



Multi-Color Cobblestone 2" - 4"



Fabric/Sod Staple





MEMORANDUM

FROM: White Bear Ankele Tanaka & Waldron
DATE: May 28, 2024
RE: Overview of 2024 Legislation Affecting Special Districts, Community Associations, and Other Notable Laws

This year's Legislative Session officially wrapped up on May 8, 2024. As in past years we are providing a summary of the pertinent legislation impacting special districts and community associations. Each law listed below is linked to the Colorado General Assembly website and can be accessed by clicking the individual titles. Updated information related to laws that have not been signed as of the date of this memorandum or which do not officially become effective until after the referendum period runs will be provided on our website at www.whitebearankele.com. If you would like more detailed information on any of the information contained herein or on bills which were introduced but not passed, please let us know.

SPECIAL DISTRICT LEGISLATION

[HB24-1267 Metropolitan District Covenant Enforcement Policy](#)

The law requires a metropolitan district engaging in covenant enforcement and design review services to comply with certain procedural requirements, including adopting written policies governing the imposition and collection of fines, governing how disputes between the metropolitan district and a resident are addressed, and refraining from prohibiting residents from certain activities on their property, similar to requirements and restrictions applicable to homeowners associations in the Colorado Common Interest Ownership Act.

The law also prohibits a metropolitan district from foreclosing on any lien based on a resident's delinquent fees or other charges owed to the metropolitan district.

The law was signed by the Governor on April 19, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

[HB24-1302 Tax Rate Information to Real Property Owners](#)

The law requires all taxing authorities to submit, with their annual certification of levies, the following information:

- The rate of the levy;

- The prior year levy and revenue collected from the levy;
- The maximum levy that may be levied without further voter approval;
- The allowable annual growth in revenue collected from the levy;
- The actual growth in revenue collected from the levy over the prior year;
- Whether revenue from the levy is allowed to be retained and spent as a voter-approved revenue change pursuant to Section 20(7)(b) of article X of the State Constitution;
- Whether revenue from the levy is subject to the limit on annual revenue growth in Section 29-1-301(1)(a)
- Whether revenue from the levy is subject to any other limit on annual revenue growth enacted by the taxing authority or other local government;
- Whether the levy must be adjusted, or whether a mill levy credit must be allowed, to collect a certain amount of revenue for the tax year and, if applicable, that amount of revenue;
- Any other information determined necessary by the Department of Local Affairs

The board of county commissioners or other body authorized by law to levy taxes must provide this information, along with the identity of the entity that fixes each levy rate, with its annual certification of levies. The counties are required to ensure that this information is publicly available.

The law was passed on May 8, 2024, and was sent to the Governor for signature. If signed by the Governor, the law takes effect immediately.

HB24-1454 Grace Period Noncompliance Digital Accessibility

The law provides for a one-year grace period for public agencies to comply with digital accessibility standards. During this time, a public agency will be immune from liability for non-compliance if the public agency demonstrates a good faith effort toward compliance. The language does not define what constitutes good faith efforts toward compliance means, but in order to be eligible for immunity, a public entity must post an accessibility statement and a quarterly progress report on the public entity’s accessibility efforts on all front-facing pages of its website.

The law was signed by the Governor on May 24, 2024, and takes effect immediately.

SB24-005 Prohibit Landscape Practices for Water Conservation

The law prohibits, as of January 1, 2026, local governments, including metropolitan districts, from allowing the installation, planting or placing of nonfunctional turf, artificial turf or invasive plant species on commercial, institutional or industrial property, common interest community property, or a street, parking lot, median, or transportation corridor.

The law was signed by the Governor on March 15, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-025 Update Local Government Sales & Use Tax Collection

The law harmonizes the separate statutes that govern the state administration of local sales or use taxes and specifies that the Department of Revenue is the entity that collects, administers and enforces a local government sales or use tax in the same manner as it collects, administers and enforces the state sales tax.

The law was signed by the Governor on May 1, 2024, and takes July 1, 2025, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-037 Study Green Infrastructure for Water Quality Management

The law requires the Division of Administration in the Department of Public Health and Environment to conduct a feasibility study of the use of green infrastructure, to adopt three pilot projects to demonstrate the use of green infrastructure, green financing mechanisms, or both, and, by February 1, 2027, to present a report to the water resources and agricultural review committee on the progress on various efforts to promote the use of green infrastructure and green financing mechanisms for water quality management in the State.

The law was signed by the Governor on May 25, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-129 Nonprofit Member Data Privacy & Public Agencies

The law prohibits public agencies (defined as any state or local government unit, including special districts) from taking certain actions relating to the collection and disclosure of data that may identify persons connected to nonprofit entities. There are civil penalties of not less than \$2,500 for each violation and not less than \$7,500 for each intentional violation.

The law was passed on May 10, 2024, and was sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-131 Preventing Carrying Firearms in Sensitive Spaces

The law prohibits a person from carrying a firearm, both openly and concealed, in certain government buildings including state legislative buildings, buildings of a local government's governing body, and courthouses. The law also prohibits a person from carrying a firearm, both openly and concealed, on the property of specified public or private schools. The law includes exceptions for law enforcement officers, members of the United States armed forces or Colorado National Guard, security personnel, and certain other specified situations.

The law was passed on May 7, 2024, and was sent to the Governor for signature. The law takes effect July 1, 2024.

SB24-160 Records of Workplace Discrimination Complaints

The law allows public inspection of records of an employer of written and oral complaints of discriminatory or unfair employment practices that pertain to a sexual harassment complaint or investigation against an elected official found culpable of sexual harassment.

The law was passed on May 16, 2024, and was sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-233 Property Tax

Property Tax Revenue Limit - The law limits specified property tax revenue for local governments beginning with the 2025 property tax year (the “Limit”). The Limit does not apply to local governments that are home rule local governments, school districts, have not received voter approval to exceed the statutory 5.5% property tax revenue limitation, or have not received voter approval to collect, retain, and spend revenue without regard to the limitations in section 20 of article X of the state constitution. The Limit is equal to the local governmental entity's base year qualified property tax revenue increased by 5.5% for each year since the base year including the relevant property tax year. A local government may seek voter approval to waive the limit. A local governmental entity's base year is:

- For a local governmental entity that had qualified property tax revenue for the 2023 property tax year, the local governmental entity's qualified property tax revenue for the 2023 property tax year, plus any money the local governmental entity received from the state to compensate the local governmental entity for reduced property tax revenue in the 2023 property tax year;
- For a local governmental entity that did not have qualified property tax revenue for the 2023 property tax year, the local governmental entity's qualified property tax revenue for the first year that the local governmental entity has property tax revenue; and
- The local governmental entity's qualified property tax revenue for the most recent property tax year for which the local governmental entity's voters approved temporarily waiving the limit.

A temporary property tax credit shall be established to prevent the local government's property tax revenue from exceeding the limit.

Commercial Property Valuation Reductions – The law reduces the valuation of commercial property from 29% as follows:

- Tax year 2024: 27.9% of the amount equal to the actual value of the property minus the lesser of \$30,000 or the amount that causes the valuation for assessment of the property to be \$1,000 (alternate amount);
- Tax year 2025: 27% of the actual value of the property;
- Tax years commencing on or after January 1, 2026: 25% of the actual value of the property minus the lesser of 10% of the actual value of the property or \$70,000 as increased for inflation.

Residential Real Property Valuation Reductions – The law makes reductions for property tax years as follows:

Tax Year 2024: The law reduces residential real property valuation by continuing the 2023 property tax year reductions to residential real property valuation:

- **Multi-Family Residential Real Property:** The law reduces the valuation from 6.8% of the actual value of the property to 6.7% of the amount equal to the actual value of the property minus the lesser of \$55,000 or the alternate amount; and
- **All Other Residential Real Property:** The law reduces the valuation from an estimated 7.06% of the actual value of the property to 6.7% of the amount equal to the actual value of the property minus the lesser of \$55,000 or the alternate amount.

Tax Year 2025: The law modifies residential real property valuation so that the valuation for all residential real property is:

- For the purpose of a levy imposed by a school district, 7.15% of the actual value of the property; and
- For the purpose of a levy imposed by a local governmental entity that is not a school district, 6.7% of the actual value of the property.

Tax Year 2026 and All Future Tax Years: The law reduces the valuation for all residential real property from 7.15% of the actual value of the property. For all residential real property, the valuation is:

- For the purpose of a levy imposed by a school district, the lesser of 7.15% of the actual value of the property or a percentage of the actual value of the property determined by the property tax administrator pursuant to section 6; and
- For the purpose of a levy imposed by a local governmental entity that is not a school district, 6.95% of the amount equal to the actual value of the property minus the lesser of 10% of the actual value of the property or \$70,000 as adjusted for inflation in the first year of each subsequent reassessment cycle.

Adjustable Residential Real Property Valuation – The law requires legislative council staff to notify the property tax administrator of the first year after 2026 in which the local share of total program is equal to or greater than 60% of the total program determined pursuant to the "Public School Finance Act" (act). For every property tax year after that year, the valuation for assessment for all residential real property, for the purpose of a levy imposed by a school district, is equal to the lesser of:

- 7.15% of the actual value of the property; or
- The percentage of the actual value of the property necessary for the local share of total program to equal 60% of the total program determined pursuant to the act, based on the best available information when the property tax administrator determines the percentage of actual value.

Reimbursement of Local Governments - The law establishes a reimbursement mechanism for certain local governmental entities other than school districts to account for property tax revenue lost as a result of the reductions in valuation in the law for the 2024 property tax year. The reimbursement mechanism requires the state to reimburse local governments in an amount equal to the decrease, if any, in assessed value between the 2022 and 2024 property tax years multiplied by the local governments' mill levy rate from the 2022 property tax year and establishes a fund to make such reimbursements.

Property Tax Deferral Program - Beginning with the 2025 property tax year, the law removes the existing 4% tax-growth cap applicable to property tax deferrals. Beginning with the 2025 property tax year, a person may defer the payment of the portion of real property taxes on the person's homestead that exceeds the average of the person's real property taxes paid for the preceding 2 property tax years for the same homestead.

The law was signed by the Governor on May 14, 2024. The law will not take effect if one or both of the following occurs:

- *An initiative that reduces valuation for assessment is approved at the November 5, 2024 general election;*
- *An initiative that requires voter approval for retaining property tax revenue that exceeds a limit is approved at the November 5, 2024 general election is approved.*

If the law takes effect after an official declaration of the vote of the November 5, 2024 general election the following exceptions apply:

- *Section 3 takes effect only if Senate Bill 24-111 does not become law;*
- *Section 4 and 8 take effect only if Senate Bill 24-111 becomes law;*
- *Section 6 takes effect only if House Bill 24-1448 does not become law; and*
- *Section 7 takes effect only if House Bill 24-1448 becomes law.*

COMMUNITY ASSOCIATION LEGISLATION

HB24-1233 Homeowners' Association Delinquency Payments Enforcement Procedures

The law modifies procedural requirements with which a unit owners' association must comply when seeking payment of delinquent amounts owed by a unit owner, including:

- Removing a requirement that an HOA physically post notice of a unit owner's delinquent account on the unit owner's unit;
- In addition to sending notice of a delinquency by certified mail, requiring that an HOA contact a unit owner about the unit owner's delinquent account by two of the following means: by telephone, by text, or by e-mail; and
- Allowing an HOA to charge a unit owner for the cost of sending notices or documentation by certified mail.

The law was passed on April 30, 2024, and will be sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

HB24-1313 – Housing in Transit Oriented Communities

The law creates a new category of local government – a transit-oriented community defined as a local government that is either (1) entirely within a metropolitan planning organization; has a population of 4,000 or more; and contains at least 75 acres of certain transit-related areas OR (2) the local government is a county, contains either a part of a transit station area that is both in an unincorporated part of the county and within ½ mile of a station that serves a commuter rail service or light rail or a transit corridor area that both is an unincorporated part of the county and is fully

encompassed by one or more municipalities. Per the statute, transit-oriented communities to reach housing opportunity goals, which are density related. Owner's associations are prohibited from adopting or enforcing policies restricting the development of housing more than the local law that applies within a transit-oriented community.

The law was signed by the Governor on May 13, 2024, and takes effect immediately.

HB24-1337 – Real Property Owner Unit Association Collections

This law relates to the rights of an owner in a common interest community relative to the collection of amounts owed by the owner in the common interest community. Notably:

- In relation to the collection of assessments or other money owed to the association, without a lawsuit, the reimbursement an owner will be required to make to the association for attorney fees are limited to the lesser of \$5,000 or 50% of the amount of assessments or other money owed.
- In relation to covenant enforcement, without a lawsuit, the reimbursement the association could seek and be entitled to for reimbursement from the owner for attorney fees is limited to the lesser of \$5,000 or 50% of the actual costs incurred by the association or the unit owner for the failure to obey.
- If a lawsuit is filed for collection of any money owed to the association, and the association prevails, the amount the association can be awarded for attorney fees are limited to the lesser of \$5,000 or 50% of the actual costs incurred by the association. The law provides an exception to this limitation if the court finds that the unit owner was financially, physically, and reasonably able to comply but willfully failed to do so.
- The dollar limit on attorney fees in the statute are subject to adjustment for inflation.
- Associations are not be able to bring a foreclosure action for a lien on an owner-occupied unit unless (1) the association has obtained a personal judgment against the owner; (2) the association has attempted to bring a personal action against the owner, but is prevented from doing so by the death or incapacity of the owner; (3) the association attempted to bring a personal action against the owner but is unable to serve the owner within 180 days; or (4) the owner is in bankruptcy.
- Prior to initiating a foreclosure, an association must provide the unit owner with 30 days' written and electronic notice that the unit owner has the right to engage in mediation prior to litigation.
- The law prevents an association from foreclosing on its lien if an owner is in compliance with the payment plan the association is required to offer.
- The law creates a right of redemption for 180 days following a foreclosure sale, with an order of priority of those with a right to redeem.

The law was passed on April 30, 2024, and will be sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

HB24-1383 Common Interest Community Declaration

The law clarifies who is to sign a declaration that forms a common interest community and any amendment to a declaration that adds real estate to the community.

The law was signed by the Governor on May 15, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-021 Exempt Small Communities from HOA Requirements

The law exempts a cooperative or planned community created on or after July 1, 1992 that either contains only units restricted to nonresidential use or contains no more than twenty (20) units and is not subject to any developer rights OR a planned community with a declaration that provides the annual average common expense liability of each unit restricted to residential purposes must not exceed \$400 (as adjusted since July 1, 1999 for changes in the CPI) from the Colorado Common Interest Ownership Act, with the exception of a limited number of provisions.

The law was signed by the Governor on April 11, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-134 Operation of Home-Based Businesses

The law provides that unit owners associations cannot prohibit the operation of a home-based business in a common interest community.

The law was signed by the Governor on April 19, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

OTHER NOTABLE LEGISLATION

HB24-1007 Prohibit Residential Occupancy Limits

The law prevents local governments, defined as a home rule or statutory city, home rule or statutory county, town, territorial charter city, city and/or county, from limiting the number of people who may live together in a single dwelling based on familial relationship.

The law was signed by the Governor on April 14, 2024, and takes effect July 1, 2024

HB24-1051 – Towing Carrier Regulation

The law modifies HB-22-1314 Towing Carrier Nonconsensual Tows passed in 2022 to allow the public utilities commission additional authority to deny new carrier permits as well as refuse renewal or suspend current carrier permits. The law additionally revises the steps required to be carried out by the tow carrier at the time of a tow and while storing a vehicle, and prohibits a towing carrier from patrolling or monitoring a property to enforce parking policies on behalf of the property owner. The provisions of this law apply exclusively to tows conducted on private property.

The law was passed on May 16, 2024, and was sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

HB24-1091 Fire Hardened Building Materials in Real Property

The law prohibits covenants and other restrictions that do not allow the installation, use or maintenance of fire-hardened building materials in residential properties, including in common interest communities. The common interest community may adopt reasonable standards as to the design, dimensions, placement or external appearance of the fire-hardened building materials used for fencing within the community, with the limitation that the standards may not increase the cost of fencing by more than ten percent or require a review period of more than sixty days.

The law was signed by the Governor on March 12, 2024, and takes effect immediately.

HB24-1152 Accessory Dwelling Units

The law requires municipalities and counties of a certain size, residing within a metropolitan planning organization, to allow for one accessory dwelling unit of a certain size as an accessory use to a single-unit detached dwelling, where single-unit detached dwellings are currently allowed. The same jurisdictions are prohibited from enacting or enforcing certain local laws restricting the construction or conversion of an ADU or requiring that an ADU be occupied by the property owner.

The law also establishes criteria for a jurisdiction to qualify as a supportive jurisdiction by adhering to specific filings and by implementing strategies to encourage and facilitate construction or conversion of ADUs and a program for the Colorado Housing and Finance Authority to provide direct loans for the construction and conversion of an ADU.

The law was signed by the Governor on May 13, 2024, and takes effect immediately.

HB24-1172 County Revitalization Authorities

The law creates a process for the establishment of a county revitalization authority. The authority is a corporate body that may use tax increment and private financing to conduct a county revitalization projects in a revitalization area in accordance with a county revitalization plan.

The law was passed on April 17, 2024, and was sent to the Governor for signature. The law takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

HB24-1173 Electric Vehicle Charging System Permits

This law establishes an expedited permitting process for counties and municipalities for the approval of electric vehicle charging stations.

The law was signed by the Governor on May 21, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

HB24-1269 Modification of Recording Fees

The law creates a flat fee for recording certain documents with county clerks and recorders rather than a per-page fee. The documents associated with the flat fee includes: filing bonds and licenses; recording plats; entering subsequent taxes paid in tax sale records; entering certificates of redemption in tax sale records and recording all certificates, affidavits, deeds or other documents containing the name of one or more mining claims.

The law was passed on April 30, 2024, and was sent to the Governor for signature. The law takes effect July 1, 2025, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SB24-058 Landowner Liability Recreational Use Warning Signs

The law provides that, under the Colorado Recreational Use Statute, an owner does not commit a “willful or malicious failure to guard or warn against a known dangerous condition, use, structure or activity likely to cause harm” if the owner (1) posts a specific warning sign at the primary access point where the individual entered the land; (2) maintains photographic or other evidence of the sign; and (3) the dangerous condition, use, structure or activity that caused the injury or death is described by the sign. The definition of an “owner” includes any public entity as defined in the Colorado Governmental Immunity Act that has an interest in land.

The law was signed by the Governor on May 15, 2024, and takes effect 90 days after the end of the legislative session, August 7, 2024, unless a referendum is filed. If a referendum is filed, then it will be on the November 2024 ballot.

SO ORDERED BY COURT

06/03/2024

DATE FILED: June 3, 2024 5:26 PM

CASE NUMBER: 2001CV2667



BEN L LEUTWYLER III

District Court Judge

▲ COURT USE ONLY ▲

| | |
|---|---|
| DISTRICT COURT, ARAPAHOE COUNTY, COLORADO 7325 S. Potomac St. Centennial, CO 80112 | |
| IN THE MATTER OF: WHEATLANDS METROPOLITAN DISTRICT NO. 1 | |
| | Case No. 2001CV2667 Division: 15 |
| ORDER AND CERTIFICATION OF DISSOLUTION OF SPECIAL DISTRICT | |

The Court, having received and considered the Division of Local Government's Declaration of Dissolution and Petition for Order and Certification of Dissolution of Special District and, having either received no objection to the Petition, or finding any objections without merit, hereby finds and orders as follows:

The Colorado Department of Local Affairs' Division of Local Government ("the Division") has declared Wheatlands Metropolitan District No. 1 ("the District") administratively dissolved and filed a Declaration of Dissolution and Petition for Order and Certification of Declaration of Dissolution of Special District with this Court pursuant to C.R.S. § 32-1-710(2).

Upon review of the Division's Petition and Declaration of Dissolution, the Court finds that the District has failed to demonstrate that it has performed or will proceed to perform its statutory and/or service responsibilities and is therefore found to be inactive.

Accordingly, the Court **ORDERS** that:

1. The Division's petition is **GRANTED** and the Division's Declaration of Dissolution is hereby certified. The District's assets, if any, shall be disposed of pursuant to C.R.S. § 32-1-708.
2. The Clerk shall file a certified copy of this Order of Dissolution with the Arapahoe County Clerk and Recorder and with the Division.

DONE this ____ day of _____, 2024.

BY THE COURT:

District Court Judge

2024 June Agenda

District Business

- Wheatlands Survey monkey questionnaire – sent out – only 27 responses
- Park cameras –installed. Still waiting for access on the app (have reached out multiple times)
- Graffiti – all over the park after Memorial Day weekend. Sergio cleaned up – submitted a police report
- Swim Team Demographics
- Water leak in the guard room at the pool – Sergio has repaired (need to complete the wall repair)
- Complaints about WM – have been addressed
- Concerns on Powhatan Rd – add to newsletter?
- Comcast internet project – completed, but landscape repairs continues
- Wheatlands waivers – almost 400 waivers s so far.
- Awnings were installed May 15th
- Pool Doctor
 - Filter #4's sand drain is leaking pretty badly on one of the filters. I will get an estimate for repair over as soon as I can.
 - Filter pump #1 -(main pool) is blowing fuses and we don't know why. It is either a problem with the Emotron or with the electrical system. I think it is more likely that it is the load than the electrical system so we will try swapping the Emotron out first and see what happens and let you know.
 - Currently the system is running on 2 pumps and 3 filters which is how the system was originally designed, so I don't expect any problems.
 - I did a small warranty repair on the CO2 controller yesterday (check valve failed and water came into the controller, I replaced the check valve and CO2 valve).
 - Broken Fill Line – Big pool - The grab rail anchor has to be anchored solidly in concrete for obvious reason and so we can't just cut the concrete next to the grab rails to provide access to repair the broken fill pipe without leaving inadequate support for the grab rail anchor. I am afraid the grab rail anchor could give away and someone could get hurt. The fill line really needs to be moved to avoid this again in the future. The fill line will always be a plastic fitting and can be broken fairly easily with the leverage of a gooseneck pipe, but at least it will be a lot easier to fix when it happens than right now. This is at least a 2 day job and the pool will need to be closed. We will have to cut and remove concrete and then re-pour and allow time to cure.
- OWL – shipped and using today.
- Urban Soccer field lights – completed and working

Event Recap

- May 5th – Coffee and Crafts - Mother's Day Craft event 9am-10:30am (wind chime craft-ordered) – great turnout – added pictures to the newsletter
- May 16th 5-7pm– Picnic in the Park (Food Trucks, Cornhole, Basketball and Ping Pong tournament) – decent turnout with all the end of the school year activities. Next May only 2 savory and one sweet food truck.
- June 8th 11am-1pm – Welcome Back to Summer (Pizza and Ice cream)

Upcoming Events

- June 14-15th 8am-4pm Neighborhood Garage Sale (flyer has been made and posted on social media)

- June 20th Food Truck Night 5-7pm with a Community Band “3 Street Tacos”
- July 4th Celebration – 11am-2pm (food truck confirmed, bounce house confirmed, face painters and balloon artist and magician confirmed, firetruck confirmed, no barrel train this year unfortunately)
- July 18th Food Truck Night 5-7pm
- August 15th Picnic in the Park (Food Trucks, Cornhole, Basketball and Ping Pong tournament)
- October 19th?? – Pumpkin Patch event
- November 9th? – Wine tasting or Couples Dancing Night
- December 7th – Santa, Cookies and Sleigh Rides (carriages confirmed)



5/1/2024

Wheatlands Clubhouse & Pool
6601 South Wheatlands Parkway
Aurora, CO. 80016

Defend 360 Preventative Maintenance Program

Please find attached your semi-annual Inspection report as part of your Defend 360 Agreement with Front Range Roofing Systems, LLC. Your Roof was inspected, needed repairs and clean-up were completed to prolong the life of your roof.

Your INVOICE is attached and is billed Annually in May each year.

If you have any questions or concerns, please feel free to contact me to personally discuss. We value our business relationship with your company, Thank you!

Sincerely,
FRONT RANGE ROOFING SYSTEMS, LLC

Kent Nelson

Kent Nelson

SERVICE DEPARTMENT CONTACT:
leaks@frontrangerroofing.com
970-353-2322

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangerroofing.com



Wheatlands Clubhouse and Pool

Spring 2024 Defend 360

| Interior Leak Problems | | | |
|--------------------------|---|--|--|
| X | Are there any leaks - Take picture & location in building | Checked by: jhernandez On: 04/25/2024 | No leaks reported at this time will continue to monitor. |
| Roof Conditions To Check | | | |
| X | Check-Condition of field membrane | Checked by: jhernandez On: 04/25/2024 | Shingles are showing signs getting sun baked starting crack. |

PHOTOS



Cracks in shingles.



Cracks in shingles.



Cracks in shingles.



Cracks in shingles.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangeroofing.com



X Check-Condition of flashing - Walls & Curbs

Checked by: jhernandez

On: 04/25/2024

Facia is starting to split at joints.

PHOTOS



Facia is starting to split.



Facia on upper roof is starting split.



Facia is starting to split.



Wood is starting to bow out.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangerroofing.com



| | | | |
|---|---|--|--|
| X | Check-Condition of field Laps | Checked by: jhernandez On: 04/25/2024 | N/A |
| X | Check-Condition of Primary Drainage seals - Suppers/Drains/Gutters | Checked by: jhernandez On: 04/25/2024 | All gutters were cleaned and in good condition. |

PHOTOS



Gutters are in good condition.



Gutters are in good condition.



All gutters in good condition.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangeroofting.com



| | | | |
|---|---|--|--|
| X | Check-Condition of metal flashing seals - Edge, Copings, Counterflashings | Checked by: jhernandez On: 04/25/2024 | All metal flashings are in good condition. |
|---|---|--|--|

PHOTOS



Metal in valleys is in good condition.



Metal flashing in good condition.



Metal flashing in good condition.



Metal flashing in good condition.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

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| | | | |
|---|---|--|---|
| X | Check-Condition of penetration seals - Pitch pans Field wraps | Checked by: jhernandez On: 04/25/2024 | All penetrations are in good condition. |
|---|---|--|---|

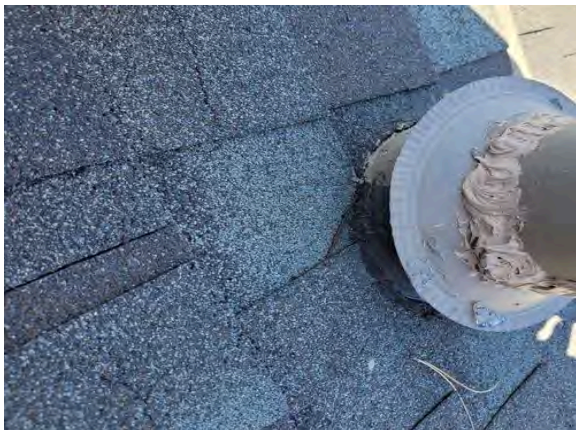
PHOTOS



All penetrations in good condition.



All penetrations in good condition.



All penetrations in good condition.



All penetrations in good condition.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangeroofing.com



| | | | |
|---|---|--|--|
| X | Check-Punctures / Damage / Wrong material repairs | Checked by: jhernandez On: 04/25/2024 | All damages repaired and sealed all exposed nails. |
|---|---|--|--|

PHOTOS



Sealed all exposed nails.



Sealed all exposed nails.



Sealed all exposed nails.

Front Range Roofing Sys., LLC

222 13th Avenue

Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757

www.frontrangeroofting.com



| | | |
|----------------------------|--|---------------------------|
| X Any Ponding Water areas? | Checked by: jhernandez On: 04/25/2024 | No visible ponding. |
| X Any Debris of roof? | Checked by: jhernandez On: 04/25/2024 | No debris on roof system. |

PHOTOS



| | | |
|---------------------------------------|--|---|
| X Any Other Problems to be Addressed? | Checked by: jhernandez On: 04/25/2024 | No issues found will continue to monitor. |
|---------------------------------------|--|---|

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DEFEND 360 PREVENTATIVE MAINTENANCE PROGRAM

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minimize total costs

Improve compliance
and safety

Extend manufacturer
warranties

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minimize damages

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Fix, upgrade or improve
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Get assistance in dealing
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warranty issues

Reduce or delay large
capital expenditures

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roofadvantage360.com



Front Range Roofing Systems, LLC

222 13th Avenue
Greeley, CO 80631

Phone: (970) 353-2322

Fax: (970) 352-5757



Invoice To:

Wheatlands Park and Recreation Authority
6100 S Kewaunee Way
Aurora, CO 80016

INVOICE #20566

Date: 05/13/2024
Terms: Net 10 Days
Date Due: 05/23/2024
Balance Due: \$975.00

Alt Company No.:
Client P.O.#:

Remit Payment To:
Front Range Roofing Systems, LLC
222 13th Avenue
Greeley, CO 80631

Job: WO #19000

Building: Wheatlands Clubhouse and Pool, 6601 South Wheatlands Parkway, Aurora, CO 80016 USA

Building Area: Main Area

Work Performed: Completed spring Defend360 maintenance program.

Completed On: 04/25/2024

| Item Code | Item Type | Description | Qty | Unit Cost | Total Cost |
|-----------|-----------|------------------------|-----|-----------|-----------------|
| | OTHER | Annual Contract Amount | 1.0 | \$975.00 | \$975.00 |
| | | Labor: | | | \$0.00 |
| | | Materials: | | | \$0.00 |
| | | Other: | | | \$975.00 |
| | | Subtotal: | | | \$975.00 |
| | | Tax: | | | \$0.00 |
| | | Gross Invoice Amount: | | | \$975.00 |
| | | Retention: 0.00% | | | \$0.00 |
| | | BALANCE DUE: | | | \$975.00 |

THANK YOU FOR YOUR BUSINESS.
Kent Nelson, Vice President



Playground Safety Solutions, LLC
1716 Bluebell Dr.
Brighton, CO 80601
Phone: 720-917-5739
Email: SafeToPlay@gmail.com

Wheatlands Metropolitan District Routine Playground Maintenance
Performed April 2, 2024

Location: Clubhouse Playground

Litter and Debris Removal – Small pieces of trash, including shattered plastic easter eggs, and several rocks were removed from the play area.

Graffiti Removal - There was no graffiti on the play equipment.

Rake/Level loose fill surfacing material – Safety surface material was raked into areas where it had been displaced from such as slide exits and access points to the play structure.

Changes in condition of playground equipment - Nothing new to report.

Tighten Loose Fasteners – All fasteners appeared to be tight.

Check age/warning stickers and labels - All required age and warning stickers were present.

Location: Community Park

Litter and Debris Removal – Trash was removed from the play areas.

Graffiti Removal – There was no graffiti on the play equipment.

Rake/Level loose fill surfacing material – Safety surface material was raked into areas it had been displaced from such as slide exits, below swings and around spinning components.

Changes in condition of playground equipment – According to the safety surface level indicators on the support posts, the safety surface material is low. Additional engineered wood fiber playground safety surface material should be installed.



Tighten Loose Fasteners - All Fasteners appeared to be tight.

Check age/warning stickers and labels - All required age and warning information is present.

Thank you
Tony Jaramillo
Certified Playground Safety Inspector

From: [Isabell Rodau](#)
To: [Clint C. Waldron](#); [Erin K. Stutz](#); [Rose A. Vallesio](#)
Subject: Fwd: Wheatlands MD - Concerns on Powhaton Rd
Date: Thursday, May 30, 2024 9:15:35 AM
Attachments: [image002.png](#)
[image003.png](#)

Maybe something to add to the board meeting and communicate with the community??

Get [Outlook for iOS](#)

From: Campuzano, Carlie <ccampuza@auroragov.org>
Sent: Thursday, May 30, 2024 9:13 AM
To: Isabell Rodau <IRodau@denverymca.org>; Tom Nguyen <tommienguyen@hotmail.com>
Cc: Dubrow, Jennifer <jdubrow@auroragov.org>; Jenkins, Jeremy W <jjenkins@auroragov.org>
Subject: RE: Wheatlands MD - Concerns on Powhaton Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tom and Isabell,

I've talked to a lot of folks in these neighborhoods and people seem to not be aware that there is a grade separated pedestrian underpass between Wheatlands and Millbrook under Powhaton. This is the safest place to cross and is even better than an at-grade stop sign or signal. I understand that it might be a little out of direction depending on exactly where people live. I wanted to let you know in case you weren't aware. The underpass is circled below:



Thanks,
Carlie

Carlie Campuzano, PE, PTOE
preferred pronouns: she/her/hers
Traffic Manager | City of Aurora
office 303.739.7309 | email ccampuza@auroragov.org

From: Isabell Rodau <IRodau@denverymca.org>
Sent: Thursday, May 30, 2024 9:07 AM
To: Tom Nguyen <tommienguyen@hotmail.com>; Campuzano, Carlie <ccampuza@auroragov.org>
Cc: Dubrow, Jennifer <jdubrow@auroragov.org>; Jenkins, Jeremy W <jjenkins@auroragov.org>
Subject: Re: Wheatlands MD - Concerns on Powhaton Rd

You are very welcome!

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From: Tom Nguyen <tommienguyen@hotmail.com>
Sent: Thursday, May 30, 2024 9:05:39 AM
To: Campuzano, Carlie <ccampuza@auroragov.org>; Isabell Rodau <IRodau@denverymca.org>
Cc: Dubrow, Jennifer <jdubrow@auroragov.org>; Jenkins, Jeremy W <jjenkins@auroragov.org>
Subject: Re: Wheatlands MD - Concerns on Powhaton Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carlie,

Thank you for your explanation on this matter and for your quick response. I understand that the intersection does not meet the criteria for a traffic light or stop sign. However, I hope that in the near future, the kids can have a crosswalk light they can press to cross Powhaton safely. Again, thanks for all you do to try to keep Wheatland safe.

Tom

P.S. Thank you, Isabell, for connecting me to the correct person for this matter.

From: Campuzano, Carlie <ccampuza@auroragov.org>
Sent: Thursday, May 30, 2024 8:05 AM
To: Isabell Rodau <IRodau@denverymca.org>; tommienguyen@hotmail.com <tommienguyen@hotmail.com>
Cc: Dubrow, Jennifer <jdubrow@auroragov.org>; Jenkins, Jeremy W <jjenkins@auroragov.org>
Subject: RE: Wheatlands MD - Concerns on Powhaton Rd

Hi Isabell,

Thank you for looping me in as well.

Tom – My name is Carlie and I manage the traffic engineering group at the City.

We have evaluated the intersection of Wheatlands and Powhaton each year to see if it meets criteria for all-way stop control or signalization. For stop signs or a signal to be installed, specific federal criteria must be met. The criteria is related to traffic and pedestrian volumes as well as crash history. These devices can only be used to control who has the right-of-way and they cannot be used to address speeding or noise. We have collected traffic volume data and this intersection is not close to meeting criteria for a stop sign or signal based on volumes. I also just looked at the crash data again, and there was only one crash in the last year at this intersection. That is lower than most other intersections in the area. I do want to note that my group designed and installed a striping project at this intersection last year. The dual lefts were removed and new stop bars and crosswalks were installed on the south leg.

Regarding noise, I know that is a complicated thing for APD to track and address. On the engineering side, we do not install noise ordinance signs in the city. The noise ordinance is in City code, and most people who are being too loud are aware of that already and don't care. Installing noise ordinance signs would not be effective at addressing this.

I'm sorry that I don't have any devices to offer to help with these concerns, but I hope my explanation made sense. We will continue to monitor Wheatlands and Powhaton to see if improvements are needed in the future.

Thanks,
Carlie

Carlie Campuzano, PE, PTOE
preferred pronouns: she/her/hers
Traffic Manager | City of Aurora
office 303.739.7309 | email ccampuza@auroragov.org

From: Dubrow, Jennifer <jdubrow@auroragov.org>
Sent: Thursday, May 30, 2024 7:40 AM
To: Isabell Rodau <IRodau@denverymca.org>; Campuzano, Carlie <ccampuza@auroragov.org>; Jenkins, Jeremy W <jjenkins@auroragov.org>
Cc: tommienguyen@hotmail.com
Subject: Re: Wheatlands MD - Concerns on Powhaton Rd

Thank you Isabell for sharing Tom's email with me.

I have added Officer Jenkins to the email as he is the PAR officer overseeing the Wheatlands community.

Let me know if there is anything further I can help with.

Jen

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From: Isabell Rodau <IRodau@denverymca.org>
Sent: Wednesday, May 29, 2024 4:33:34 PM

To: Campuzano, Carlie <ccampuza@auroragov.org>; Dubrow, Jennifer <jdubrow@auroragov.org>
Cc: tommienguyen@hotmail.com <tommienguyen@hotmail.com>
Subject: FW: Wheatlands MD - Concerns on Powhaton Rd

Hi Tom,

Thank you for your concern. Unfortunately, this is not something that the district can do anything about. This is a City of Aurora matter. I have added Carlie and Jennifer onto this email from the City of Aurora and they may be able to provide you with more information on how to possibly have a stop sign or light added.

Isabell H Rodau

Senior HOA Manager
irodau@denverymca.org
720-524-2763 (work)
YMCA of Metropolitan Denver
<http://denverymca.org>



From: Tom Nguyen <tommienguyen@hotmail.com>
Sent: Wednesday, May 29, 2024 10:53 AM
To: accessibility <accessibility@wbapc.com>
Subject: Concerns on Powhaton Rd

Hello,

I am writing to inquire about the possibility of installing a stop light or stop sign at the intersection of Powhaton and Wheatland. My house backs up to Powhaton, and throughout the day and late into the evening, there are frequent instances of speeding and racing. I have witnessed children nearly being hit by cars while crossing Powhaton to reach the park, and there have been multiple accidents at this intersection. I am deeply concerned that it is only a matter of time before a vehicle crashes into one of the houses near Powhaton and Wheatland.

Additionally, I would like to request the installation of a noise ordinance sign at Powhaton and Orchard. The noise from cars with loud mufflers is so overwhelming that it is difficult to hold conversations in my backyard. We can't even leave the windows open during the summer due to the loud cars throughout the morning and night. Many of my neighbors, whose homes also back up to Powhaton, share these concerns. We all feel that the area is becoming increasingly unsafe for our children, and the noise and pollution are becoming progressively worse each year.

Thank you for your attention to these urgent matters. Your consideration of these requests would greatly improve the safety and quality of life for residents in our neighborhood.

Sincerely, Tom

There's Still Time to Register for the **2024 SDA Annual Regional Workshops** *...But Don't Delay!*

The SDA team and the law firm of Collins Cole Flynn Winn & Ulmer, PLLC are pleased to be hitting the road this month to bring you these lively and educational trainings. And this year we have revamped our curriculum to bring you new information!

These workshops apply to all types of districts and are sure to provide a wealth of valuable information for your district. We will cover a wide variety of important topics such as minutes, meeting formats, open meetings, conflicts of interests, public records, and CSD Pool programs to help your district be safer, just to name a few. On top of all this, we will give you the scoop on this year's legislative changes and how they affect your district. And, there will of course be plenty of time to answer all your questions, big or small.

Whether you are a Board member or district employee, a seasoned professional or brand new to your position, we will have something for everyone (don't forget these workshops are for all district types, not just Title 32 districts). **Did we mention that every attendee will also receive a copy of the 2024 SDA Board Member Manual and the legislative update for 2024?**

Having this many pertinent and

timely issues discussed all in one place is an opportunity you can't afford to miss! And, we'll be in your neck of the woods soon so make sure you sign up today for the workshop nearest you!

For more details and to complete the quick and easy registration process, please visit our website at www.sdaco.org. The cost is \$40 per person.

We can't wait to see you in a few weeks!

EATON

Friday, June 14
8:00 am-12:30 pm
Eaton Area Park and
Recreation District

FOUNTAIN

Monday, June 17
8:00 am-12:30 pm
Fountain Sanitation District

PARKER

Tuesday, June 18
8:00 am-12:30 pm
Parker Water and
Sanitation District

FREDERICK

Thursday, June 20
8:00 am-12:30 pm
Carbon Valley
Recreation Center

DURANGO

Friday, June 21
8:00 am-12:30 pm
Durango Fire Protection District

EVERGREEN

Monday, June 24
8:00 am-12:30 pm
Evergreen Fire
Protection District

SALIDA

Monday, June 10
8:00 am-12:30 pm
The SteamPlant Event
Center Riverside Annex

CLIFTON

Tuesday, June 11
8:00 am-12:30 pm
Clifton Water District

VAIL

Wednesday, June 12
8:00 am-12:30 pm
Vail Recreation District
Golf and Nordic Clubhouse

GRANBY

Thursday, June 13
8:00 am-12:30 pm
Grand Fire Protection District



The **Top 10** Things to Remember for the **2024 SDA Annual Conference!**

It's hard to believe, but the 2024 SDA Annual Conference is right around the corner! We have been in Conference mode for the last several months, and while we have been busy organizing what is shaping up to be a dynamic three-day event, we have been thinking of important things to keep in mind as you make your plans to join us at the Keystone Conference Center, September 10-12.

We have narrowed down our list, and here are the top ten things to remember for this year's Annual Conference...

#10

Due to the huge benefits for all our attendees, we will once again be utilizing our hybrid format, with both an in-person and livestreaming option.

Like last year, **our keynote presentations and breakout sessions will be livestreamed** to a convenient online platform that will provide access for those who would like to join us remotely. The keynotes and breakout sessions will also be recorded! And what's more, **these recordings will be available after Conference** so all attendees can go back and watch the sessions again, either as a refresher or to catch up on anything they missed.

#9

Conference will kick off early on Tuesday, and it will be a packed day!

We will begin first thing on Tuesday morning with breakfast, the singing of the National Anthem, and the Presentation of the Colors. Immediately following these opening events, we are going to kick off the day with an entertaining and educational keynote speaker, **Pete Blank**. Pete will be sharing some enlightening lessons from popular TV shows on organizational culture. He'll have you laughing and learning at the same time!

In addition, we will be celebrating this year's annual award winners on Tuesday at our Awards Luncheon.

This is always a wonderful opportunity to recognize all our very deserving winners, and we are looking forward to it again this year! **Tuesday's lunch will also feature keynote speaker, Justin Forsett**. Many of you will remember Justin from his many years in the NFL, and he will be sharing his inspirational message on building resilient teams.

Tuesday will of course also feature breakout sessions and **three different Forums**, which leads us to the next item on our list...

#8

We are bringing back our Discussion Forums on Tuesday afternoon!

We added this new feature to the schedule last year, and the dedicated time for focused conversations on specific topics was very valuable. **So, we are thrilled to offer these Forums again this year.** We are finalizing the details of the topics and our discussion leaders so keep an eye out for more details to come!

#7

Tuesday will wrap-up with our Opening Night Celebration! And this year we've turned it into a game night!

After a busy day, join us at our Opening Night Celebration and our new game night! The casino tables were so popular last year that we will now feature them on Tuesday night, and we are bringing in even more tables! Plus, we'll have plenty of good food and even other games to play. As always, this will be a great way to unwind and visit with your fellow attendees after our full day.



#6

Remember to pack your boots for Wednesday evening and our Boots and BBQ event!

This has been a huge hit the last several years so we are bringing it back again! Enjoy delicious BBQ and music on the beautiful Conference Center patio while you catch up with your colleagues from the special district world. We will also be joined by perennial favorite, **Randall McKinnon**.

#5

Visit all of our exhibitors and sponsors and learn how they might be able to help your district.

As always, we are excited to be working with all our wonderful sponsors and exhibitors this year! Be sure to spend some time visiting with each of them and learning about their great services. **In addition to our numerous exhibitors and our Gold, Silver, and Bronze sponsors, we also have 16 Platinum Sponsors.** Below is the complete list for 2024:

- » Colorado Special Districts Property and Liability Pool
- » COLOTRUST
- » Community Resource Services of Colorado (CRS)
- » CSAFE
- » Highstreet TCW Risk Management
- » Colorado Employer Benefit Trust (CEBT)
- » Ramey Environmental Compliance
- » Collins Cole Flynn Winn & Ulmer, PLLC
- » Streamline
- » Gregory and Associates
- » Spencer Fane LLP
- » Fromm & Company LLC
- » Cockrel Ela Glesne Greher & Ruhland, PC (CEGR Law)
- » Pinnacle Consulting Group, Inc.
- » GovDeals
- » Alliance Association Bank

www.SDACO.org



#4

Don't miss the keynote speakers each day!

We have given you a sneak preview of who we will be joining us on Tuesday, but we also have an amazing lineup planned for Wednesday and Thursday (check out page 7 for a few more hints)! **We will highlight each keynote speaker in the July issue so watch for more to come.**

#3

We have a full panel discussion dedicated to property tax issues scheduled for Thursday morning.

Given the ongoing and significant conversations around property tax issues, this year's schedule will include a full panel discussion dedicated to this ever-important topic. **This special presentation will be held on Thursday morning in the main ballroom**, and we are thrilled for the opportunity to dedicate time to focus on this issue. We are working on the specifics of this session so keep an eye out for additional details as they become available.

#2

You will have over 40 breakout sessions to choose from!

As always, our schedule of breakout sessions will include **experts speaking on pertinent and timely issues for special districts of all types.** Be ready to take in the valuable and educational information all our breakout speakers will have to offer!

#1

Registration opens in early July!

Registration will open in early July so watch your emails and the SDA website at www.sdaco.org for more information as we get closer.

Now you know the scoop! All and all, we have a wonderful three-day event planned so mark your calendars, and **we will see you in Keystone, September 10-12!**

Here's a Sneak Peek at the Keynote Speakers Who Will Be Joining Us at the 2024 SDA Annual Conference!

We have an amazing lineup of keynote speakers for this year's Annual Conference! We will have much more to come on each one (hint, hint: be sure to check out the July newsletter), but for now, here's a sneak peek at who will be joining us each day...

Tuesday Keynote Breakfast



Pete Blank

Achieve Your "Cultural Vision" through the Magic of "Tele Vision"



Tuesday Awards Luncheon and Keynote Speaker



Justin Forsett

Greatness Grows Best in the Shadows: A Playbook for Building Resilient Teams

Wednesday Keynote Lunch



Jon Petz

Rules for Amazement

Wednesday Keynote Breakfast



Sarita Maybin

If You Can't Say Something Nice, What DO You Say?: Practical Solutions for Working Together Better

Thursday Keynote Breakfast



John Sileo

Blockbuster Cybersecurity in a Zero-Trust World