

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 11, 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

Director Holliman was absent and excused.

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountants; Randy Cox and Kevin Cox, Cox Professional Landscaping Services, LLC; Sharon Sulzle, AMI HOA (*for a portion*); Isabell Rodau, YMCA; and members of the public.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00 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

Mr. O’Connor requested a public comment section be added at the end of the agenda for the special meeting on Monday, April 15, 2024.

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 March 14, 2024 Regular Meeting and March 28, 2024 Special Meeting;
- Claims in the amount of \$181,766.02;
- Independent Contractor Agreement for 2024-25 Landscape Maintenance and Snow Removal Services; and
- Proposal #45463 from Pool Doctor for VGBA Main Drain Compliance in the amount of \$15,573.47.

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 reported that a new system will be implemented in May.

Financial Matters

Review Unaudited Financial Statements

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

Review and Discuss Wells Fargo Treasury Management Services Pricing

Mr. Shultz reviewed the Wells Fargo Treasury Management Services pricing with the Board, noting it includes an ACH lock, check lock, and authorizes the purchase of a remote desktop and check scanner. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the treasury management services.

State Tax Backfill (*added*)

The Board engaged in general discussion regarding the state tax backfill. No action was taken.

Other Financial Matters None.

Landscape Maintenance

Review Landscape Maintenance Report Mr. K. Cox reviewed the landscape maintenance report with the Board, noting restroom hours are from 9:00 a.m.-7:00 p.m. Mr. K. Cox reported that flowers are being scheduled, pre-emergent has been applied, and the irrigation system is being activated.

Review Work Orders/Proposals

Review Cox Professional Landscape Services, LLC Proposal #42349 in the amount of \$26,450 for Mulch Replenishment Not needed.

Review Cox Professional Landscape Services, LLC Proposal #42524 in the amount of \$70,490.57 for Detention Repairs The Board reviewed proposal #42524 for detention repairs from Cox Professional Landscape Services, LLC in the amount of \$70,490.57. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal in an amount not to exceed \$70,490.57 and subject to final review by Ms. Boisvert from IDES.

Other Landscape Maintenance Matters None.

Legal Matters

Discuss and Consider Website Options and Memorandum Regarding Office of Information Technology Technical Standards for Digital Accessibility Mr. Waldron discussed the accessibility requirement and website options with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Heatherly Creative scope.

Approval of First Amendment to Independent Contractor Agreement with YMCA for District Management and Clubhouse Management and Programming Services Mr. Waldron reviewed the First Amendment to the Independent Contractor Agreement with the YMCA for District Management, Clubhouse Management and Programming Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Adoption of Resolution Regarding The Board discussed the Resolution Regarding the Imposition of an Outside User Fee. No action was taken.

Imposition of Outside User Fees

Other Legal Matters

Mr. Waldron reviewed the status of the District's current election authorization. No action was taken.

2024 Loan

Update on Loan(s)

Mr. Waldron provided an update on loans to the Board. No action was taken.

Discuss YMCA Management Agreement for Recreation Center

Mr. Waldron reviewed the YMCA Management Agreement for the Recreation Center with the Board. No action was taken.

District Management

Review District Manager's Report

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

Review 2024 Wheatlands Social Events Survey

The Board reviewed the 2024 Wheatlands Social Events Survey. The Board asked that additional information be added to the survey.

Review Fence Painting Estimates

Deferred.

Other Management Items

Ms. Rodau discussed the purchase of an OWL Camera with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the purchase of the camera.

Director's Items

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

The Board discussed an email regarding fencing. No action was taken.

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.



Rodney DeWalt (Jul 15, 2024 17:31 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 9th day of May 2024.