

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.


Brooke Holliman (Jun 20, 2024 18:31 MDT)

Secretary for the Meeting

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