

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 13, 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
Sameer Bhatnagar

Director DeWalt and Director Holliman were absent and excused.

Also present were: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountants; Kevin Cox, and Randy Cox, Cox Professional Landscaping Services, 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 6:05 p.m.

Disclosure Matters

Ms. Stutz 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. Ms. Stutz 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’Conner thanked the Board for their service and for making meetings more accessible.

Sharks Swim Team

Mr. Kemp discussed the swim team report with the Board and presented banners for sponsors. The Board discussed including banners in contract negotiations next year.

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 May 9, 2024 Regular Meeting ; and
- Claims in the amount of \$299,529.48.

Capital Projects

Review Island/Median Turf Conversion Concept Plans (Colorado Sunset and Rock Garden) – Architerra

The Board reviewed the concept plans and have decided to move forward with deign option number 1.

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 noted that their portal is under construction and confirmed they are making changes to ensure the portal is accessible. Ms. Sulzle will also investigate the rules regarding bistro lighting and use.

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.

Consider Turnover of Accounts for Collection

Deferred.

Other Financial Matters None.

Landscape Maintenance

Review Landscape Maintenance Report Mr. Cox reviewed the landscape maintenance status report with the Board noting the damage to irrigation from Mastec is requiring ongoing repairs. Ms. Rodau will obtain a proposal for a hand dryer to be used in the park bathroom.

Review Work Orders/Proposals

Proposal #42858: 2024 New Tree Installation for \$37,360.00. None.

Proposal #42860: 2024 Community Park Drains for \$46,954.00. Following discussion, upon a motion duly made and seconded, the Board unanimously approved New Tree Installation not to exceed \$28,930.00.

Proposal #42865: Soccer Field Maintenance for \$47,860.00. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Community Park Drains.

Proposal #42894: 2024 Native Conversion for \$12,092.88.

Proposal #42895: YMCA Mulch Conversion for \$54,800.00. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Soccer Field Maintenance.

Deferred.

Following discussion, upon a motion duly made and seconded, the Board unanimously approved the YMCA Mulch Conversion.

Other Landscape Maintenance Matters None.

Legal Matters

Discuss Legislative Memorandum Ms. Stutz discussed the Legislative Memorandum with the Board.

Update on Dissolution of Wheatlands Metropolitan District No. 1 Ms. Stutz provided the Board with an updated regarding the status of the dissolution.

Other Legal Matters

Mr. K. Cox requested an updated maintenance map now that WPRA is dissolving.

District Management

Review District Manager's Report

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

Review Front Range Roofing Systems Semi-Annual Inspection Report

Ms. Rodau reviewed the Front Range Roofing Systems Semi-Annual Inspection Report with the Board.

Review Playground Safety Solutions Maintenance Report

Ms. Rodau reviewed the Playground Safety Solutions Maintenance Report with the Board.

Update on Reserve Study

Ms. Rodau provided an update on the Reserve Study to the Board. Reserve Study to be discussed at the next meeting.

Discuss Pool and Clubhouse Access for Past Due Accounts

Following discussion, upon a motion duly made and seconded, the Board unanimously approved suspending YMCA memberships and turning off key fobs at \$500.00 for past due accounts

Other Management Items

Director Bhatnagar requests a permanent solution to making sure electronics will not be damaged during rentals; Ms. Rodau informed the Board that she is working with a vendor.

Director's Items

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

- i. Pedestrian Crossing under Powhaton and Related Safety Concerns

Ms. Rodau discussed the concerns with the Board, after discussion it was determined that Ms. Rodau will include a note in the newsletter that community concerns about traffic issues should be directed to the City.

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.

Ms. Stutz presented the Board with the information about the 2024 SDA Annual Regional Workshops.

Other Director Items

Director Absences

The Board engaged in a general discussion regarding director absences.

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.


Kathy Barela (Jul 13, 2024 07:16 EDT)

Secretary for the Meeting

The foregoing minutes were approved the 11th day of July, 2024.