

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: July 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  
Rodney DeWalt  
Sameer Bhatnagar  
Brooke Holliman

Director Barela 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; Isabell Rodau, YMCA, District Manager and Sharon Sulze, AMI Advanced Management, LLC, Operations Manager.

**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 thanked the Board for their service and noted he appreciated the Zoom option.

**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 June 13, 2024 Regular and June 24, 2024 Special Meetings
- Claims in the amount of \$282,502.46
- Cox Proposal in the Amount of \$2,946.00 for 2024 Replace Timer Pedestal

**Capital Projects**

Ms. Dominguez reviewed the landscape master plan concepts with the Board. Ms. Dominguez will prepare an Option 3 to incorporate the existing rock mulch with the plants from Option 1.

**Covenant Enforcement/Design Review**

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulze reviewed the Architectural Review and Covenant Enforcement reports. The Board would like the enforcement timeline adhered to and violations escalated as much as possible.

Update on Guidelines

Ms. Sulze reviewed updates to the Residential Improvement Guidelines and Site Restrictions to account for recent legislation. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the updates to the Residential Improvement Guidelines and Site Restrictions, subject to review by Altitude Law.

**Financial Matters**

Review Unaudited Financial Statements

Mr. Shultz reviewed the unaudited financial statements with the Board.

The Board engaged in a general discussion. Following discussion, upon motion duly made and seconded, the Board

Consider Turnover of Accounts for Collection approved turnover of accounts over one thousand dollars (\$1,000) for collections.

The Board asked that the AR report with multiple addresses be cleaned up.

Other Financial Matters

**Landscape Maintenance**

Review Landscape Maintenance Report Mr. K. Cox reviewed the landscape maintenance report with the Board.

Update on Comcast Damage and Repairs It was noted that the repairs have been completed. Mr. Schultz will send the invoice for the Comcast work to Legal Counsel next week to send for reimbursement.

Review Water Usage Tracking The Board reviewed the water usage tracking report.

Review Work Orders/Proposals The Board discussed the park field repair proposal. It was noted that the turf is not athletic turf and was not designed for the amount of traffic. The Board discussed the number of proposals, they asked that the proposals be prioritized and brought back to the Board to be included as part of the 2025 budget process if not needed this year. Mr. Randy Cox noted that he would give a 2% discount for the YMCA rock mulch if that is done over the winter.

Other Landscape Maintenance Matters None.

**Legal Matters**

Review and Consider Approval of Shared Use Agreement with the YMCA for District Recreation Fields and Basketball Courts) Deferred.

Review Proposal for Association Easement Legal Description Deferred.

Discuss Payments to Wheatlands Park and Recreation Authority B Noteholders Mr. Waldron provided an update to the Board.

Approval of Tender and Mutual Release Agreement Clint reviewed – approved. RD/SB

Mr. Waldron reviewed the Tender and Mutual Release Agreement with the Board. Following discussion, upon motion duly made and seconded, the Board approved the agreement and authorized the payment.

Review Heatherly Creative Website Remediation Proposal

The Board reviewed the Heatherly Creative Website Remediation Proposal. Following discussion, upon motion duly made and seconded, the Board approved the proposal.

Other Legal Matters

None.

### **District Management**

Review District Manager’s Report

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

Review Playground Safety Solutions Maintenance Report

Deferred.

Review Proposals for Parking Lot Maintenance

The Board determined to defer the YMCA parking lot and add it to the 2025 budget.

Review Reserve Studies

Ms. Rodau reviewed the Front Range asphalt proposal with the Board. Following discussion, upon motion duly made and seconded, the Board approved the proposal in the amount of eight thousand three hundred eighty dollars (\$8,380) for asphalt repairs at the Clubhouse parking lot.

Other Management Items

The Board engaged in a general discussion regarding the reserve studies.

None.

### **Director’s Items**

Review and Discuss Board Emails Receives ([board@wheatlandsmetro.org](mailto:board@wheatlandsmetro.org))

The Board engaged in a general discussion.

Other Director Items

The Board discussed the request to have privileges reinstated on delinquent accounts. Upon motion duly made and seconded, the Board unanimously determined that to the extent a payment plan entered into, and 25% of the amount owed has been paid, the Board will reinstate privileges so long as there is no default on the

payment plan. If there is a default, privileges will be revoked until the outstanding account balance has been fully paid.

**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 (Aug 20, 2024 20:10 MDT)

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Secretary for the Meeting

The foregoing minutes were approved the 8<sup>th</sup> day of August, 2024.