

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 8, 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:

Kathy Barela
Sameer Bhatnagar
Brooke Holliman

Director Martin and Director DeWalt were absent and excused.

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountant; Kevin Cox and Randy Cox, Cox Professional Landscaping Services, LLC; 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.

Agenda

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

Public Comment

A member of the public asked whether the Residential Improvement Guidelines have been updated and the Board responded yes. Public comment was made regarding summer approaching and the lack of stop signs on Wheatlands Parkway. The Board responded that this is a City issue. Public Comment was also made regarding concerns about the outdoor court usage.

Public comment was made by a resident who recently moved from Virginia and would like to be involved in committees and help plan social events to create a sense of community.

A member of the public inquired about the number of homes in Wheatlands. Public comment was made regarding the YMCA and that it is incorrect to call it a recreation center since it does not have a gymnasium. It was noted adding a gym will cost around \$2 million and while the architectural designs are complete, there is not funding to build the gym. Public comment was also made regarding the lack of sports and recreation at the facility and that there is a big opportunity being missed. The public recommended the District develop a five year plan for funding. It was noted outdoor facilities are fine but they are not as accessible for 3-5 months out of the year and the lack of sports and recreation at the YMCA is a big frustration amongst the community.

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 January 11, 2024 Regular Meeting; and
- Claims Paid in the amount of \$140,339.84.

Covenant Enforcement/Design Review

Review Architectural Review
and Covenant Enforcement
Reports

The Board reviewed the Architectural Review and Covenant Enforcement Reports.

Review and Approve Revisions to Residential Improvement Guidelines and Site Restrictions The Board reviewed the revisions to the Residential Improvement Guidelines and Site Restrictions. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the revised guidelines.

Financial Matters

Review Unaudited Financial Statements Mr. Shultz reviewed the unaudited financial statements with the Board.

Other Financial Matters None.

Landscape Maintenance

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

Review Work Orders/Proposals

Review Cox Professional Landscape Services, LLC Proposal #41871 for Right-of-Way Tree Pruning in the amount of \$7,200 The Board reviewed proposal #41871 for right-of-way tree pruning from Cox Professional Landscape Services, LLC in the amount of \$7,200. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review Cox Professional Landscape Services, LLC Proposal #41934 for Winter Watering of Young in the amount of \$4,850 The Board reviewed proposal #41934 for winter watering of young from Cox Professional Landscape Services, LLC in the amount of \$4,850. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review Cox Professional Landscape Services, LLC Proposal #41935 for Edging Repair in the amount of \$13,890 The Board reviewed proposal #41935 for edging repair from Cox Professional Landscape Services, LLC in the amount of \$13,890. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Median Landscape Design Update Mr. R. Cox noted he was able to touch base with Ms. Dominguez regarding the median landscape design.

Other Landscape Maintenance Matters None.

Legal Matters

Other Legal Matters None.

District Management

- Review District Manager’s Report
The Board reviewed the District Manager’s Report and would like to get quotes for painting metal fencing.
- Discuss Lap Pool Refinishing Proposals
The Board discussed the proposals for refinishing the lap pool. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from the Pool Doctor and rescinded the approval of the proposal from Aquatic Paradise and Spas, LLC (Estimate No. 1196).
- Review Updated Pool Rules
The Board reviewed the updated pool rules and determined they would like to see some additional changes made.
- Other Management Items
None.

Director’s Items

- Wheatlands Park and Recreation Authority Update
Mr. Waldron provided an update to the Board regarding the Park and Recreation Authority.
- 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 (Mar 15, 2024 16:41 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 14th day of March, 2024.