

WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado
November 14, 2024 at 6:00 p.m.

www.wheatlandsmetro.org

Paulette Martin, President	Term to May 2027
Kathy Barela, Treasurer	Term to May 2025
Rodney DeWalt, Assistant Secretary	Term to May 2027
Sameer Bhatnagar, Assistant Treasurer	Term to May 2027
Brooke Holliman, Secretary	Term to May 2025

This meeting is also accessible via Zoom, and may be joined using the following link or call-in information:

Zoom Meeting Link:

<https://us06web.zoom.us/j/81785957437?pwd=SOjlGAgWDD1BIQzbS13RXQeLsaQWWl.1>

Meeting ID: 817 8595 7437

Passcode: 558522

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
5. Consent Agenda – The items listed below are a group of items to be approved with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
 - a. Approval of October 9, 2024 Budget Workshop and October 10, 2024 Regular Meeting Minutes
 - b. Approval/Ratification of Claims in the amount of \$313,262.00
 - c. Consider Approval of Amended and Restated Public Records Request Policy
 - d. Consider Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S.
 - e. Consider Approval of Resolution Calling May 6, 2025 Election
 - f. Consider Ratification of 2023 Annual Report to the City of Aurora
 - g. Ratify 2024 Clubhouse Rental Application and Agreement
 - h. Ratify 2024 Park Reservation and Permit Policy
6. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
7. Financial Matters
 - a. Review Unaudited Financial Statements
 - b. Conduct Public Hearing on 2024 Budget Amendment
 - i. Consider Adoption of Resolution Amending 2024 Budget

- c. Conduct Public Hearing on 2025 Budget
 - i. Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levy and Appropriating Funds
- d. Other Financial Matters
- 8. Landscape Maintenance
 - a. Review Landscape Maintenance Report
 - b. Review Water Usage Tracking Report
 - c. Review Work Orders/Proposals
 - d. Other Landscape Maintenance Matters
- 9. Legal Matters
 - a. Discuss and Consider Approval of Shared Use Agreement
 - b. Consider Adoption of 2025 Annual Administrative Resolution
 - c. Discuss and Consider Approval of Updated Engagement Letter with White Bear Ankele Tanaka & Waldron
 - d. Other Legal Matters
- 10. District Management
 - a. Review District Manager’s Report
 - b. Review and Consider Approval of Comcast Business Service Order Agreement
 - c. Consider Approval of First Amendment to Independent Contractor Agreement (District Management and Clubhouse Management and Programming Services)
 - d. Consider Approval of First Amendment to Independent Contractor Agreement (Pool Maintenance & Staffing Services)
 - e. Other Management Items
- 11. Director’s Items
 - a. Review and Discuss Board Emails Received (board@wheatlandsmetro.org)
 - b. SARIA Update
 - c. Other Director Items
- 12. Other Business
- 13. Adjourn

2024 Regular Meetings	Location
Second Thursday of each month @ 6:00 p.m.	Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado