

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 8th, 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
Kathy Barela
Brooke Holliman

Director Bhatnagar 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, 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 6:02 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 presented.

Public Comment

None.

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:

- Approval of Minutes July 11, 2024 Meetings
- Approval/Ratification of Claims in the amount of \$312,807.58

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulze reviewed the Architectural Review and Covenant Enforcement reports. It was noted that there are eleven open violations.

Financial Matters

Review Unaudited Financial Statements

Mr. Shultz reviewed the unaudited financial statements with the Board. Following discussion, upon motion duly made and seconded, the Board approved the financial statements.

Other Financial Matters

Mr. Shultz noted to the Board that the District will take over the equipment lease for the recreation center at approximately 3% interest, which is a lower rate than if the YMCA would have taken over the lease.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox noted he will revise Proposal 42865 for the soccer field maintenance. Following discussion, upon motion duly made and seconded, the Board approved revised Proposal 42865 in an amount not to exceed \$18,000.

Review Water Usage Tracking

Deferred.

Review Work Orders/Proposals None.

Other Landscape Maintenance Matters Director Barela noted she would like to inform the community of large landscaping projects. Cox Professional Landscaping to notify Director Barela prior to starting any large landscaping projects. Mr. R. Cox suggested considering the median project for the 2025 budget and to contact the City regarding water-wise reimbursements.

Legal Matters

Update on Comcast Damage and Repairs Ms. Stutz provided an update on the Comcast Damage and repairs.

Consider Approval of Addendum No. 1 Government Obligation Contract Ms. Stutz reviewed the Approval of Addendum No. 1 Government Obligation Contract. Following discussion, upon motion duly made and seconded, the Board approved the addendum.

Review Proposal for Association Easement Legal Description Ms. Stutz reviewed the Proposal for Association Easement Legal Description. Following discussion, upon motion duly made and seconded, the Board approved the legal description.

Discuss November 2024 Coordinated Election or May 2025 Election Ms. Stutz discussed the November 2024 Coordinated Election or May 2025 Election with the Board. It was noted that a November 2024 Coordinated Election is not necessary. The matter was deferred until the next regular meeting.

Discuss SARIA Ms. Stutz discussed SARIA matters with the Board. Director Barela asked about the District’s options. Legal Counsel is to provide the Board with additional information.

None.

Other Legal Matters

District Management

Review District Manager’s Report Ms. Rodau present the District Manager’s report to the Board.

Review Playground Safety Solutions Maintenance Report Ms. Rodau presented to the Board.

Review Aurora Fire Rescue Inspection Report Ms. Rodau presented to the Board.

Discussion Regarding
Wheatlands Pavilion
Rentals/Reservations

Ms. Rodau presented to the Board. It was noted that there is a need to update the pavilion and clubhouse rental contracts. The Board discussed increasing deposit damage deposit, requiring no alcohol is allowed at the pavillion and security for the entire length of the clubhouse rental, clarifying the rules for entity rentals and consecutive use. Following discussion, upon motion duly made and seconded, the Board approved revisions to contracts, subject to final legal review.

Director’s Items

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

The Board engaged in a general discussion.

Other Director Items

Director Martin noted to the Board that there has been discussion in the community regarding more dog poop stations. After Board discussion, the Board determined that the areas that cause issues are City property. Director Barela will note same in the newsletter.

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 (Sep 11, 2024 16:58 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 10th day of September, 2024.