

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: September 10, 2024 at 6:00 p.m., at the Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

The special 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
Sameer Bhatnagar

Director Holliman was 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; Randy Cox, Cox Professional Landscaping Services, LLC and Isabell Rodau, YMCA, District Manager.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:01 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 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 August 8th, 2024 and August 21st, 2024 Meetings
- Approval/Ratification of Claims in the amount of \$445,990.99

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

The Board engaged in a general discussion regarding the Architectural Review and Covenant Enforcement Reports.

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.

Consider waiver of late fees and fines on transferred accounts

Mr. Shultz reviewed the waiver of late fees and fines on transferred accounts with the Board. Following discussion, upon motion duly made and seconded, the Board approved the waiver and fines.

Schedule Budget Workshop

It was noted that the 2025 budget workshop will be October 9, 2024 at 6pm via zoom teleconference.

Other Financial Matters

Director Barela asked about the recent legislation on district budgets. Mr. Schultz noted to the Board that the recent legislation won't affect the budget.

Landscape Maintenance

Review Landscape Maintenance Report Mr. Cox requested changes to Independent Contractual Agreement regarding snow removal and tree care. Following discussion, upon motion duly made and seconded, the Board approved the agreement subject to final legal review.

Review Water Usage Tracking Mr. Shultz and Mr. Cox reviewed with the water usage tracking report with the Board. Director Barela asked if MasTec can cover the costs of the water amounts due to the leaks. Mr. Cox is to look into tap allocation. Mr. Shultz is to review the year to year costs for the taps in the MasTec areas and provide to the Board.

Review Work Orders/Proposals None.

Discuss Snow Removal Contract The Board engaged in a general discussion.

Other Landscape Maintenance Matters None.

Legal Matters

Discuss First Amendment to Operations and Management Agreement with the YMCA The Board reviewed the First Amendment to Operations and Management Agreement with the YMCA. Following discussion, upon motion duly made and seconded, the Board approved the agreement.

Discuss Shared Use Agreement with the YMCA It was deferred until the next meeting.

Discuss Easement for Trail Purposes The Board engaged in a general discussion. Following discussion, upon motion duly made and seconded, the Board approved the easement subject to final return.

Other Legal Matters The Board reviewed the Clubhouse Rental Agreement and Pavilion/Park Rental Agreement. Following discussion, upon motion duly made and seconded, the Board approved the one year revocation to be added to the rental agreement.

District Management

Review District Manager's Report Ms. Rodau presented the manager's report to the Board. It was noted that Ms. Rodau received an email request to absorb the Villas into the District. Following discussion, the Board declined to take action at this time.

Review Prosec Estimate No. 33647 in the amount of \$10,400.00

The Board engaged in a general discussion. Following discussion, no action was taken by the Board. It was noted that Ms. Rodau and Director Bhatnagar are to look into alternative options to extend Wi-Fi.

Review Colorado Lighting Proposal No. 406023

The Board reviewed the Colorado Lighting Proposal No. 406023. Following discussion, upon motion duly made and seconded, the Board approved the proposal.

Other Management Items

None.

Director's Items

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

The Board engaged in a general discussion.

Discuss Adolfson & Peterson Construction Estimate in the amount of \$4,577,597 for YMCA Gym Addition

Ms. Rodau presented the Adolfson & Peterson Construction Estimate. No Action was taken by the Board.

Discuss Pool Usage Agreement with Sharks Swim Team

The Board engaged in a general discussion. Mr. Shultz and Ms. Rodau are working on the chemical use costs.

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 (Oct 15, 2024 16:30 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 17th day of October, 2024.