

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 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: 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 Dara Watson, 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 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 September 10, 2024 Meetings
- Approval/Ratification of Claims in the amount of \$221,961.97

**Covenant Enforcement/Design Review**

Review Architectural Review and Covenant Enforcement Reports

Ms. Watson reviewed the covenant enforcement reports with the Board.

**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 discussed the updates to the 2025 draft budget based on discussions at the budget workshop.

**Landscape Maintenance**

Review Landscape Maintenance Report

Mr. Cox provided an update to the Board and noted that the irrigation winterization is in process. He also provided an update on irrigation repairs.

Review water Usage Tracking

Deferred.

Review Work Orders/Proposals

Review Aztec Proposal to Provide Surveying Services in the amount of \$1,900

The Board reviewed the Aztec proposal to provide surveying services. Following discussion, upon motion duly made and seconded, the Board approved the proposal.

Other Landscape Maintenance Matters

None.

### **Legal Matters**

Discuss and Consider Approval of Shared Use Agreement

The Board reviewed the Shared Use Agreement and noted that as the schedule was not clear, they would like the YMCA to revisit the schedule.

Review Revised Independent Contract Agreement for Snow Removal

Deferred.

Other Legal Matters

None.

### **District Management**

Review District Manager's Report

Ms. Rodau presented the manager's report to the Board.

Other Management Items

The Board discussed holiday lighting. Following discussion, upon motion duly made and seconded, the Board approved Mile High Lighting Events proposal for holiday lighting.

### **Director's Items**

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

None.

Other Director Items

None.

YMCA Signs

The Board engaged in a general discussion. It was noted that the Board would like the signs to be removed and stored at the recreation center.

SARIA Update

Executive Session of the Board of Directors pursuant to Section 24-6-402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice on the status of the outstanding loan

The Executive Session was not held.

on the recreation facility, and pursuant to Section 24-6-402(4)(e), C.R.S., for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators related to the outstanding loan on the recreation facility.

**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 (Nov 20, 2024 00:20 MST)

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Secretary for the Meeting

The foregoing minutes were approved the 14<sup>th</sup> day of November, 2024.