

WHEATLANDS METROPOLITAN DISTRICT

REGULAR MEETING

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado

January 9, 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/85320471863?pwd=EK1ztKb6rUMqwpHhlcZR1TTIERTBbF.1>

Meeting ID: 853 2047 1863

Passcode: 906858

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

Meeting ID: 853 2047 1863

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 November 14, 2024 Regular and Annual Meeting Minutes
 - b. Approval/Ratification of Claims in the amount of \$159,517.00
 - c. Ratify Proposal #43927 from Cox Professional Landscape Services in the amount of \$1,594.00 for Recreation Center Native Temporary Irrigation Removal
 - d. Approval and Ratification of 2024 Audit Engagement Letter from Dazzio & Associates for the 2024 Audit in a not-to-exceed amount of \$5,800
 - e. Approval of Resolution Designating Meeting Notice Posting Location
6. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
 - b. Consider Adoption of Resolution Establishing Guidelines for Collections (Altitude Community Law)
 - c. Consider Adoption of Resolution Regarding Polices, Procedures and Penalties for the Enforcement of the Governing Documents (Altitude Community Law)
7. Financial Matters

- a. Review Unaudited Financial Statements
 - b. Other Financial Matters
8. Landscape Maintenance
- a. Review Landscape Maintenance Report
 - b. Review Water Usage Tracking Report
 - c. Review Work Orders/Proposals
 - i. Consider 2025 Tree Inspection and Recommendations Assignment Proposal from Tree Analysis Group in the amount of \$3,320 (ongoing inspections), \$1,380 (Planting Program and Management), \$3,435 (Pruning Program and Management) and 1,670 (Tree Healthcare Program)
 - ii. Consider Emerald Ash Borer Management Proposal in the amount of \$ 3,910
 - iv. Consider Proposal #43921 from Cox Professional Landscape Services in the amount of \$2,128.00 for Idler Accident Repair
 - d. Other Landscape Maintenance Matters
9. Legal Matters
- a. Discuss Proposal from Recreation Program Management for Clubhouse and Pool Management
 - b. Consider Rescission of Service Plan Amendment related to the Imposition of the ARI Mill Levy
 - c. Other Legal Matters
10. District Management
- a. Review District Manager’s Report
 - b. Review Front Range Roofing Systems, LLC Roofing Report for Recreation Facility
 - c. Other Management Items
11. Director’s Items
- a. Review and Discuss Board Emails Received (board@wheatlandsmetro.org)
 - b. Other Director Items
12. Other Business
13. Adjourn

2025 Regular Meetings	Location
Second Thursday of each month @ 6:00 p.m.	Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado