

WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado
March 13, 2025 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/82762646380?pwd=GHVNLRceYyJAB7MGrVaq2gZsIYB3Yv.1>
Meeting ID: 827 6264 6380
Passcode: 035256
Call In Numbers: 1(719) 359-4580 or 1(720)707-2699

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 February 13, 2025 Regular Meeting Minutes
 - b. Approval/Ratification of Claims in the amount of \$157,200.55
6. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
 - b. Discuss Proposed Changes to the Residential Improvement Guidelines for Resin Sheds and Lighting
7. Financial Matters
 - a. Review Unaudited Financial Statements
 - b. Other Financial Matters
8. Landscape Maintenance
 - a. Review Landscape Maintenance Report
 - b. Update from Architerra on Median landscaping Options
 - c. Update from Architerra on Park Drainage Options
 - d. Review Water Usage Tracking Report

- e. Review Work Orders/Proposals
 - f. Other Landscape Maintenance Matters
9. Legal Matters
- a. Update on May 2025 Directors' Election
 - b. Discuss and Consider Approval of Shared Use Agreement for Recreation Fields and Basketball Courts with the YMCA of Metropolitan Denver
 - c. Discuss Independent Contractor Agreement with Cox Professional Landscaping for Landscape Maintenance Services
 - d. Discuss Updates to Engagement Letters for Legal Services and Accounting Services
 - e. Discuss Regulation 29 Regarding Hand-held Lawn and Garden Equipment Within the Colorado [Ozone Nonattainment Area](#)
 - f. Discuss YMCA Schedule of Fees and Payment to YMCA Under Management Agreement
 - g. Other Legal Matters
10. District Management
- a. Review District Manager's Report
 - b. Discuss Program Revenue and Fees
 - c. Discuss YMCA Membership Promotion (Make Your Heart Happy)
 - d. Discuss and Review Smart Pool Thermometer Proposals
 - i. [Qivine Pool Thermometer Wireless](#)
 - ii. [Waterguru Sense S2 Smart Pool Monitor](#)
 - iii. [Sutro Water Monitoring System for Pool & Spa – Sutro, Inc](#)
 - e. Discuss HVAC Circulation Pump Replacement for \$2311.38
 - f. Discuss Lifeguard Hours and Additional Fees
 - g. Other Management Matters
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