

MINUTES OF A COMMUNITY MEETING OF THE BOARD  
OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: July 11, 2019, at 6:00 p.m., at 6601 S. Wheatlands  
Parkway, Aurora, Colorado.

Attendance

A community 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, having confirmed their qualification to serve, were in attendance:

Jack Lent  
Kathy Barela  
Paulette Martin  
Robert Romero  
Andrew Roper

Also present were Clint C. Waldron and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Lori Walker and Kimberly Armitage, YMCA, District Manager; Councilmember Françoise Bergan, City of Aurora; and homeowners.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Disclosure Matters

Mr. Waldron advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with 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 Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

**Discussion of Proposed City Recreation Center – Councilmember Bergan (Ward VI Representative)**

Ms. Bergan provided a brief overview of the roles and duties of councilmembers for the City of Aurora. She informed the Board that the City authorized \$33 million dollars from marijuana revenues for funding a new recreation center and the first public meeting was held on June 26<sup>th</sup>. She noted that the City plans to construct the new 60,000 square foot facility just south of Infinity Middle School on South Harvest Road with a projected opening for late 2022.

Mr. Waldron inquired about the construction timeline for the recreation facility. Ms. Bergan stated that final design and bids are expected to begin in 2020.

A homeowner inquired about the Harvest Road connection. Director Roper stated that construction is scheduled for September/October 2019.

**Discussion of Wheatlands Park and Recreation Authority Facility - YMCA**

Ms. Armitage discussed the Wheatlands Park and Recreation Authority Facility. She noted that they will be breaking ground in August with a projected opening date of November 2020. Ms. Armitage reviewed the features and amenities at the center in Phase I and Phase II of the project. She also noted that Wheatlands residents will have access to the facility at no additional cost.

A homeowner asked if the plans for the Authority facility could change based on the City's facility. Ms. Armitage replied that they could.

A homeowner asked if the HOA and District fees will go up due to the Authority's recreation facility. Director Lent responded that right now they are not projected to increase but they could. He also noted that Wheatland's fees are some of the lowest in the City of Aurora.

**Public Comment**

A homeowner inquired about the development project near the proposed City's Recreation Facility. Ms. Bergan responded that the developer on the northwest side of Southlands Mall has submitted development plans to the City and the recreation facility property is being rezoned.

A homeowner asked about the facility fees for the Wheatlands Clubhouse which are a little higher than other facilities. Ms. Armitage replied that the fees are lower than Tallyn's Reach and Southshore facility fees.

A homeowner asked about the small triangle of property near the open space. Mr. Waldron responded that it is District property. The homeowner noted that is not currently being mowed, but it is part of the Cox Landscaping contract.

Ms. Bergan provided an update on the Red Tailhawk Park opening.

A homeowner asked about the covenant enforcement company. Director Roper responded that AMI is doing a great job and the Board is working to keep the neighborhood in good condition but that there are some issues with non-compliance.

**Other Business**

Director Lent and Director Barela discussed the use of social media. Mr. Waldron explained that elected officials also have First Amendment rights and that directors be very clear that they are not representing the Board's view but their own individual opinions. He also noted that the Board sets the standards for official communications from the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined that a majority of the Board is okay with the current communication standards.

**YMCA Discussion**

Director Lent shared some concerns regarding the YMCA's management of the clubhouse and pool and questioned if they will be able to manage a recreation facility. Director Lent also noted that as the City is building a facility one mile away with equal amenities, should the District provide funding to the Wheatlands Park & Recreation Authority essentially making residents pay twice for the same amenities.

**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.



Secretary for the Meeting

The foregoing minutes were approved on the 22nd day of July, 2019.