

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 13, 2019, at 6:00 p.m., at 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

A regular 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:

Kathy Barela  
Paulette Martin  
Robert Romero  
Andrew Roper

Director Jack Lent was absent. All absences are deemed excused unless otherwise noted in these minutes.

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; Kevin Cox and Jerry Maness, Cox Landscaping, Inc.; and Rick Gonzales, Marchetti & Weaver, District Accountant.

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.

**Public Comment**

None.

**Consent Agenda**

Mr. Waldron presented the items on the consent agenda to the Board for consideration. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Prior to approval, Ms. Martin requested that page 3 of the May 4, 2019 minutes be corrected to state "South Ider Way" instead of "South Ider Street." Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified:

- Minutes from February 4, 2019 and May 9, 2019 Meeting
- Claims Payable in the amount of \$1,198,051.62
- Independent Contractor Agreement for 2019 Landscape Maintenance and Snow Removal Services with Cox Professional Landscape Service, LLC
- Progress Billing No. 5 with Public Restroom Company in the amount of \$12,931.00

**District Management,  
Operations and Landscape  
Maintenance**

Work Orders and Proposals

Mr. Cox reviewed Work Order No. 62 for mulch replacement in the amount of \$6,142.50 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Work Order No. 62 subject to the cost being shared with the YMCA.

Mr. Cox reviewed Work Order No. 61 for 2019 tree replacement with the Board. Director Barela inquired about the dead pine tree located on Wheatlands Parkway and Smoky Hill Road behind the monument. The Board engaged in general discussion regarding the tree on South Ider Street which is located on City property and should be removed from the proposal. Following discussion, upon a motion duly made and seconded, the Board approved the

work order without the tree on South Ider Street subject to approval by the Operations Committee not to exceed \$11,455. Director Roper abstained.

Mr. Cox reviewed the proposal to add two additional trees at 25260 E. Aberdeen Drive. The homeowner has agreed to remove the lattice fencing and has requested the District install two additional trees on District property to provide more privacy to the homeowner. Following discussion, upon a motion duly made and seconded, the Board approved estimate number 1033 in the amount of \$1,210. Director Roper voted against the proposal.

**Pool Operations**

The Board engaged in general discussion regarding the YMCA Summer Camp use of the pool on Monday and Friday from 1:00 p.m. to 3:00 p.m. and the use of the playground equipment anytime. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the use of the pool and playground equipment and directed Ms. Walker to send an email blast to the community regarding the decision. Director Roper noted that he is upset that community members cannot use the facilities when the YMCA Summer Camp is using the facilities.

**Consider Park Rules and Regulations**

Mr. Waldron reviewed the new Park Rules and Regulations signage with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Park Rules and Regulations and authorized the Park Committee to finalize the rules. Director Roper abstained from voting on the signage and voted in favor of the park rules.

**Consider Residential Improvement Guidelines and Site Restrictions**

The Board engaged in general discussion regarding the Residential Improvement Guidelines. No action taken.

**Other Landscape Maintenance and Management/Operations Matters**

None.

**Legal Matters**

**Discuss Legislative Update**

Mr. Waldron reviewed the Legislative Update with the Board. He noted that the legislative changes require residential improvement guidelines to allow xeriscape which will be included in the revisions to the District guidelines.

Other Legal Matters

Mr. Waldron provided the Board with a summary on HB19-1087. Following discussion, upon a upon a motion duly made and seconded, the Board approved posting notices only on the District's website starting in August.

None.

**Financial Matters**

Consider Acceptance of Unaudited Financials

Mr. Gonzales reviewed the April 30, 2019 Unaudited Financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the April 30, 2019 Unaudited Financials.

Consider Approval of 2018 Audit

Mr. Gonzales reviewed the 2018 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the 2018 Audit.

Other Financial Matters

None.

**Other Business**

Ms. Armitage requested the Board allow Salvation Army to place a toy barrel in the Wheatlands Clubhouse for their Christmas in July event. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the toy barrel for Christmas in July.

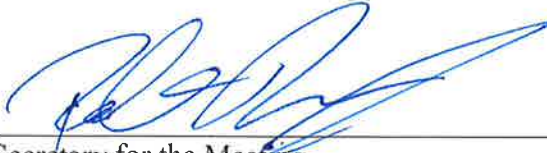
Mr. Gonzales stated that the District has received an invoice from the Wheatlands Park and Recreation Authority regarding the Recreation Center. Following discussion, upon a motion duly made and seconded, the Board directed Mr. Gonzales to **not pay** the invoice.

The Board engaged in general discussion regarding Wheatlands Park and Recreation Authority and Financing for YMCA Recreation Center. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to inform the Wheatlands Park and Recreation Authority that the deadline of August 1, 2019 has been extended to August 8, 2019 to close on financing of the YMCA Recreation Center.

**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.



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Secretary for the Meeting

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