

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 8, 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

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Lori Walker and Kimberly Armitage, YMCA, District Manager; Kevin Cox, Cox Landscaping, Inc.; Rick Gonzales, Marchetti & Weaver, District Accountant; Sharon Sulzle, AMI – Advanced Management, Inc.; Brian Curd, GVC Capital, LLC; Alex Salmins and Mark Taylor, The Architerra Group; 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.

**Public Comment**

Mr. Krager advised the Board that Sail Internet will be coming to the surrounding communities and distributed materials regarding cell antennas and HUB home locations. Mr. Krager noted that he has advocated for the District to receive free internet and WiFi and requested feedback from the Board.

**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 special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes from July 22, 2019 Special Meeting
- Claims Payable in the total amount of \$139,797.03
- Resolution Repealing Resolution Concerning Authorization for Approval of Contracts and Payment of Claims
- Resolution Concerning Online Notice of Regular and Special Meetings

**Landscape Maintenance**

Review Landscape  
Maintenance Report/Water  
Usage Tracking Report

Mr. Cox reviewed the landscape maintenance report with the Board. Ms. Armitage noted that there is water pooling across the sidewalk adjacent to the pool. She has addressed the issue with Mr. Cox. The Board noted there are weeds growing in the toddler section at Wheatlands Park and asked that they be removed.

Review and Consider  
Approval of Work  
Orders/Proposals

None.

**District Administration**

District Management Report

Ms. Walker reviewed the District Management Report with the Board. The Board thanked Ms. Walker for listening and taking

steps to improve the District facilities. The Board engaged in general discussion regarding the electrical issue with breakers continuing to flip and the pool heater not working. Ms. Walker noted that the YMCA is having the electrical issues looked at by an electrician. Ms. Walker also reviewed the monthly maintenance log with the Board.

Review Long Range  
Strategic Plan and 5 Year  
Capital Improvement Plan

The Board reviewed the Long Range Strategic Plan and requested that a column with estimated costs be added to the plan. The Board determined to review the 5 Year Capital Improvement plan as part of the budget process.

Review and Consider  
Approval of Work  
Order/Proposals

Ms. Walker reviewed a list of proposed improvements with the Board, and noted that many of the items will be discussed at the Budget Hearing.

The Board engaged in general discussion regarding furniture options for the clubhouse. The Board requested an interior designer review the options and provide suggestions. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized the engagement of an interior designer not to exceed \$700 and replacement furniture not to exceed \$13,000.

The Board engaged in general discussion regarding the need for a larger dumpster enclosure to accommodate an additional dumpster within the enclosure. Following discussion, upon a motion duly made and seconded, the Board unanimously approved a new dumpster enclosure subject to legal counsel's verification of specifications in the FDP or CSP.

Covenant  
Enforcement/Design Review

Ms. Sulzle reviewed the Covenant Enforcement Report with the Board.

Discuss Fee Schedule for  
Homeowner Design Review  
Requests

The Board engaged in general discussion regarding the Fee Schedule for Homeowner Design Review Requests. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to charge \$50 for home additions, renovations and full backyard landscape design review requests, all other design review requests will be processed for no charge.

Consider Updates to  
Residential Improvement  
Guidelines and Site  
Restrictions

Deferred. The Board requested a copy of the Residential Improvement Guidelines and Site Restrictions with redline changes be emailed to them.

Discuss Letters of Interest and Process to Fill Board Vacancy	The Board engaged in general discussion regarding the letters of interest and requested that the District Manager invite all of the interested individuals to the October 10, 2019 regular meeting.
Discuss Letters of Interest for Design Review/Covenants Committee	The Board engaged in general discussion regarding the Design Review/Covenants Committee, and noted that no community members have expressed interest in the committee.
Discuss Community Survey	Ms. Barela discussed the annual community survey with the Board. Ms. Walker will circulate the survey for review by the Board.
Other District Administration Matters	None.

### **Parks, Recreation and Community Activities**

Discuss Status of Authority Recreation Facility Financing	Ms. Armitage provided an update to the Board on the status of bank financing for the Authority Recreation Facility Financing. Mr. Curd distributed a proposed closing schedule to the Board for review and discussion, and noted the schedule is based on a worst case scenario for closing, and that closing would occur sooner if possible. Ms. Armitage noted the permit has been submitted to the City for the construction trailer. The Board engaged in general discussion regarding concerns with the continued delays in the schedule. Following discussion, upon a motion duly made and seconded, the Board determined to extend the financing deadline to September 19th.
Discuss Grand Opening for Wheatlands Park	<p>Mr. Salmins reviewed the proposal for the park rule sign panel with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for the park rules sign.</p> <p>The Board engaged in general discussion regarding the park reservation sign posting box and requested that the box have a lock. Architerra will work with Artcraft on a revised proposal for a posting box with a locking mechanism.</p> <p>Mr. Salmins provided an update on the status of the Wheatlands Park project to the Board and noted that the current schedule shows substantial completion at the end of September. Following discussion, upon a motion duly made and seconded, the Board determined to hold the grand opening for the park on October 19th in conjunction with the Fall Festival. The Board</p>

also determined that in the event of inclement weather, the Fall Festival and grand opening of the Wheatlands Park will instead be held on October 26th.

### **Legal Matters**

Consider District  
Procurement Policy

Deferred.

Other Legal Matters

None.

### **Financial Matters**

Consider Acceptance of June  
30 Unaudited Financial  
Statements

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

Other Financial Matters

The Board engaged in general discussion regarding cancellation of AT&T Service on iPads. Following discussion, upon a motion duly made and seconded, the Board unanimously approved cancellation of AT&T Service on the iPads.

### **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.

  
Secretary for the Meeting

The foregoing minutes were approved on the 4th day of September, 2019.