

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 10, 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:

Paulette Martin  
Kathy Barela  
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 and Jerry Maness, Cox Professional Landscaping; and Sharon Sulzle, AMI.

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. Koumantakis submitted a list of questions to the Board.

**Presentation from Joshua Nadeau regarding Design Review Appeal for Metal Roofing**

Mr. Nadeau stated that he would like the residential guidelines to be changed to allow standard metal seam roofing on homes within the community. He noted that the guidelines currently only allow asphalt composition shingles and clay tiles and according to the contractors he has talked to, composition shingles do not hold up in Colorado weather, and clay tiles crack with larger hail events. He also noted he has had to file multiple insurance claims due to hailstorms. Director Barela noted that she is concerned with the aesthetics. Director Romero stated that he is not opposed, but would like to conduct additional research. Director Martin expressed her concerns about making sure the community appearance is uniform. Following discussion, upon a motion duly made and seconded, the Board unanimously denied the appeal.

**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 September 19, 2019 Budget Workshop and Special Meeting
- Claims Payable in the Amount of \$467,711.80
- Contract with A Straight Up Fence Co., LLC for Dumpster Enclosure
- Settlement Letter regarding 25420 E. Aberdeen Drive

**Landscape Maintenance**

**Review Landscape Maintenance Report/Review Water Usage Tracking Report**

Mr. Cox reviewed the Landscape Maintenance Report and Water Usage Tracking Report with the Board. Mr. Cox recommended that flowers not be planted before Memorial Day.

**Review and Consider Approval of Work Order/Proposals**

Mr. Cox reviewed Work Order No. 66 with Cox Professional Landscaping (Estimate No. 1130) in the amount of \$17,715.00 for Tree Replacement in the Park. Following discussion, upon a

motion duly made and seconded, the Board unanimously approved Work Order No. 66 with Cox Professional Landscaping (Estimate No. 1130) in the amount of \$17,715.00.

Mr. Cox reviewed Estimate No. 1124 with Cox Professional Landscaping in the amount of \$2,180.94 to remove Karl Foerster grasses in median. The Board requested this be added to the 2020 budget and the proposal be revised. Deferred.

Mr. Cox updated the Board on the beavers in the Detention Pond and noted that he will monitor the pond for obstructions. Ms. Armitage noted that Left Hand Excavating, LLC is scheduled to clean the Detention Pond at the end of the month.

## **District Management**

### **District Manager's Report**

Ms. Walker reviewed the District Manager's Report with the Board. Ms. Walker reviewed the Application and Permit for Park/Pavilion Reservations with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined that Park and Pavilion Rental Fees for Residents will be \$25 and for Non-Residents \$50 for up to 4 hours.

### **Discuss Disbursement of Xcel Mitigation Funds**

Ms. Armitage reviewed the proposal to disperse the Xcel mitigation funds with the Board. Mr. Waldron discussed the option to have the homeowners submit a certification letter regarding the use of funds along with an Architectural Review Request at the same time to reduce the administrative burden and provide funds to the homeowners as quickly as possible. Following discussion, upon a motion duly made and seconded, the Board unanimously approved legal counsel's disbursement option.

## **Review and Consider Approval of Work Order/Proposals**

### **Roman Painting - Staining of Pergolas: \$12,000**

The Board noted this had been previously approved.

### **Texacraft – Pool Furniture \$2,771.17 and \$4,063.02**

The Board noted that there are already quite a few chairs, but there is a lack of tables. The Board requested an exact count of needed tables be provided for approval at the next meeting and the cost to be included in the 2020 Budget. Deferred.

Texacraft – Waste Receptacles \$3,656.68	The Board engaged in general discussion regarding the waste receptacles and requested additional trash receptacles for the park. Deferred.
CTL-AVL, Pool AV System Phase I: \$18,330.50	Ms. Armitage reviewed the CTL-AVL Pool AV System Phase I proposal with the Board and noted that they are working on obtaining additional bids to be provided at the November meeting. Deferred.
CTL-AVL, Pool AV System Phase II: \$18,072.50	Ms. Armitage reviewed the CTL-AVL Pool AV System Phase II proposal with the Board and noted that they are working on obtaining additional bids to be provided at the November meeting. Deferred.
CTL-AVL, Clubhouse AV System: \$26,030.08	Ms. Armitage reviewed the CTL-AVL Clubhouse AV System proposal with the Board and noted that they are working on obtaining additional bids to be provided at the November meeting. Deferred.
Aquatic Chemical Solutions (1) Remove and Replace Sand – lap pool: \$2,985; activity pool: \$1,990 (2) Remove and Replace Pumps and Add Filters \$21,550; (3) Remove and Install Heaters: Activity Pool: 750,00 BTU @ \$28,942.44 OR 1M BTU @ 48,626.56; Lap Pool 1.5M BTU heater 85% Efficient \$36,181.33 OR 97% Efficient \$48,654.23	Mr. Wilson from Aquatic Chemical Solutions provided a report to the Board. He noted that the pool was not built to a commercial standard, but to a residential standard. He also reviewed the current filtration system and state code, and noted that every 6 hours, the entire volume of water needs to go through the filter per health department standards. Mr. Wilson reviewed the proposals with the Board. He stated that the new pumps and filters would turnover the water about every 3 to 3.5 hours. Mr. Wilson also reviewed the proposal to replace the pool heaters. The Board asked that Mr. Wilson provide a ROI analysis to the Board on the proposed solutions and that Ms. Armitage provide additional information on the cost savings of the higher efficiency heaters. Deferred.
American Awning & Patio Company - Pool Shade Structures \$4,200 and \$6,300	Ms. Walker reviewed the Proposals for Pool Shade Structures from American Awning & Patio Company with the Board. Ms. Walker noted that the fabric has a lifetime hail warranty. Following discussion, upon a motion duly made and seconded, the Board unanimously approved two bolt mounted permanent structures and the pergola weaving.
Kathy Helfrich - Clubhouse Interior Design Project Phase II - \$2,500	Ms. Walker reviewed the Clubhouse Interior Design Project Phase II with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal. Ms. Walker noted that the designer will provide a presentation at the November meeting.

Parking Lot Crack Sealing and Striping Proposal from Rose Paving \$6,190.47	Ms. Armitage reviewed the proposal from Rose Paving for Parking Lot Crack Sealing and Striping with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Rose Paving proposal and requested that the work be coordinated with the school.
Evolution Builders - Pool Restroom Remodel: Option 1 - \$110,800.59, Option 2 - \$94,571.65; Option 3 - \$88,918.08	The Board engaged in general discussion regarding the Pool restroom remodel options. The Board requested additional detail and pictures of the proposed work to be provided at the November meeting. Deferred.
Roman Painting - Light Pole Painting \$4,800 and Signs \$3,000	The Board engaged in general discussion regarding the Roman Painting proposal for light poles and staining of monuments. The Board discussed replacing the light poles instead of staining them and requested a phasing plan be prepared for Board review. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the monument staining.
Quality Audio Video – Park Utility Building Security Cameras \$4,112.80	The Board engaged in general discussion regarding installing security cameras in the park. Deferred.
Discuss and Review Community Survey	Director Barela reviewed the draft community survey with the Board. She noted that the survey will be sent to the community through Survey Monkey and will also be available through the district newsletter. The Board also requested that a postcard with the survey link be mailed to each home.
Covenant Enforcement/Design Review	Ms. Sulzle reviewed the covenant enforcement violations report with the Board and provided an update on architectural review submittals and the approval process. She noted that she is working on topics for the newsletter.
Consider Updates to Residential Improvement Guidelines and Site Restrictions	Mr. Waldron reviewed the updates to Residential Improvement Guidelines and Site Restrictions with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the updates to Residential Improvement Guidelines and Site Restrictions.
Other District Management Matters	None.

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

Discuss Fall Festival and  
Park Grand Opening

The Board noted that the Park Grand Opening is scheduled for October 26<sup>th</sup> from 2:00 to 4:00 p.m. with the ribbon cutting at 2:30 p.m.

The Board engaged in general discussion regarding the fall festival.

The Board engaged in general discussion regarding restroom hours and determined to close the restroom from 8:00 p.m. to 6:00 a.m. during the winter, and from 9:00 p.m. to 5:00 a.m. during the summer.

## **Legal Matters**

Consider District  
Procurement Policy

Deferred.

## **Financial Matters**

Consider Acceptance of  
Unaudited Financials

Mr. Gonzales noted that the financials were discussed at the Budget workshop and the budget is tracking relatively well.

Other Financial Matters

Mr. Gonzales reviewed the mill levy reduction options with the Board. The Board requested that the draft budget include a 5 mill reduction in the debt service fund.

## **Other Business**

Board Candidate Interviews

The Board interviewed the candidates who submitted letters of interest.

Appointment to Fill  
Vacancies

Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Brooke Holliman and Somiya Bhatnagar to the Board. Director Martin administered the oaths of office.

Discuss Appointment to  
SARIA Board

Deferred.

**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 14th day of November, 2019.