

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, December 12, 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
Robert Romero
Sameer Bhatnagar
Brooke Holliman

Director Paulette Martin was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Lori Walker, YMCA, District Manager; Kevin Cox, Cox Professional Landscaping; Rick Gonzales, Marchetti & Weaver, District Accountant; 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

None.

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. The proposal from Cox Landscaping was 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:

- Claims Payable in the Amount of \$142,842.64
- Independent Contractor Agreement with ArtCraft in the amount of \$7,671.95
- Proposal from Foster's Painting and Wallcovering, Inc. for Paint and Seal Exterior Canopy in the amount of \$4,468.00

**Covenant
Enforcement/Design
Review**

Ms. Sulzle presented the Covenant Enforcement report to the Board. Ms. Sulzle asked if there are any additions for the community newsletter. Director Barela noted that the monthly updates are helpful but the survey responses indicate that some people are still not getting notices of violations. Ms. Sulzle will include in the end of year and January newsletters how people can get notices of violation sent directly to them.

Landscape Maintenance

**Review Landscape
Maintenance Report**

Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox noted that the Public Restroom Company has repaired the leaks in the park restroom.

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

**Consider Approval of
Proposal from Cox
Landscaping Estimate No.
1152 For Installation of New**

Director Barela reviewed Estimate No. 1152 with the Board. Mr. Waldron noted that the YMCA should be paying for the mulch at the Clubhouse Park because of the summer program. Following discussion, upon a motion duly made and seconded,

Trees And Replacement of Mulch in The Parks	the Board unanimously approved the installation of four 3” caliper trees, mulch at the Clubhouse Park to be negotiated with the YMCA, and mulch at the tot lot at the Community Park. Mr. Cox will provide the Board with several options for the type of trees to be installed.
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Review Water Usage Tracking Report	Mr. Cox reviewed the Water Usage Tracking Report with the Board.
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Discuss Pet Waste Removal Service	Ms. Barela noted that there has been complaints about pet waste in the District made on Facebook. The Board engaged in general discussion. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the installation of two trash cans on the City owned path to the west of the clubhouse. The Board directed legal counsel to submit a request to the City for permission to install the two trash cans. The Board engaged in general discussion regarding the installation of additional pet waste stations. Following discussion, upon a motion duly made and seconded, the Board unanimously approved installation of four pet waste stations, two at the new park and two along the paths.
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Other Landscape Maintenance	None.
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Legal Matters

Other Legal Matters	None.
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District Management

District Manager’s Report	Ms. Walker reviewed the District Manager’s Report with the Board.
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Review and Consider Approval of Work Order/Proposals

Pool Restroom Remodel	Deferred.
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Pool AV System	Ms. Walker noted that she has been unable to reach the contractor who was interested in providing a proposal. Director Bhatnagar stated that he knows someone who does AV System installation. Ms. Walker will work with Director Bhatnagar to obtain additional proposals.
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Pool Tables	The Board engaged in discussion regarding the type of tables to purchase. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to buy resort style tables for under the new shade structures. Ms. Walker to bring examples to the January meeting.
Clubhouse AV System	Deferred.
Park Security Cameras	Mr. Waldron will provide contact information to Ms. Walker.
Park Lighting Retrofit	Ms. Walker will obtain an additional proposal from Full Spectrum Lighting.
Other District Management Matters	Ms. Walker reviewed the survey results with the Board. Ms. Walker suggested that in the year end newsletter the Board provide the community with more information about what contractors are responsible for. Ms. Walker noted that she would be following up on the installation of the pool heater.

Parks, Recreation and Community Activities

Discuss Park Phase II	Mr. Waldron presented the two different plans for Phase II of the park. Director Barela requested that Phase II of the park be presented to the community along with a presentation from an Arapahoe County Commissioner. The Board engaged in general discussion and directed Ms. Dominguez to prepare the Phase II proposal to include both tennis and basketball courts.
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Financial Matters

Consider Acceptance of Unaudited Financials	Mr. Gonzales reviewed the October 31, 2019 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.
Other Financial Matters	None.

Other Business

Website Update	Director Barela presented the added terms and titles for the new Board members. Director Barela noted that if anything needs to be changed on the website to let her know and she will make
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updates. Director Barela also noted that the District website is not a secured website, and it would cost \$100 to get it secured. Following discussion, upon a motion duly made and seconded, the Board unanimously approved making the website a secure site.

Update from Wheatlands
Park and Recreation
Authority

Director Barela noted that the Wheatlands Park and Recreation Authority Board met after the YMCA ground breaking and provided project updates to the Board. She noted that they are waiting on the building permit from the City of Aurora, and there has been negotiation between the architect and the general contractor to avoid duplicative efforts. Director Barela also noted that the High Plains Metropolitan District Board had appointed Pascal Dengah to the Authority Board.

Communication

Director Barela reviewed the items for the end of year newsletter: survey results, mill levy reduction, events, the YMCA ground breaking and removing the design review fee.

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 9th day of January, 2020.