

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, January 9, 2020, 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
Sameer Bhatnagar
Brooke Holliman

Also present were Clint C. Waldron, Esq., and Laura Heinrich, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Kevin Cox, Cox Professional Landscaping; Rick Gonzales, Marchetti & Weaver, District Accountant. Lori Walker, YMCA, District Manager; Sharon Sulzle, AMIHOA; and Brendan Clancey, Premier A/V, LLC.

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.

**Sound Presentation by
Brendan Clancey with
Premier A/V, LLC**

Mr. Clancey reviewed his audiovisual proposal with the Board and the Board asked questions regarding equipment and timing for installation. No action was taken.

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 November 14, 2019 and December 12, 2019 Meetings
- Claims Payable in the Amount of \$148,348.13
- Contractor Agreement with Foster's Painting and Wallcovering, LLC
- Independent Contractor Agreement with Kathy Helfrich for Clubhouse Interior Design
- Independent Contractor Agreement with Aquatic Chemical Solutions for Pool Equipment
- Agreement with OSF Investments, LLC d/b/a Carpet Exchange for Clubhouse Flooring
- Resolution Concerning the Location of Special and Regular Meetings
- Resolution Designating the District's Website for the Online Posting of Meeting Notices and 24-Hour Posting Location
- Amended and Restated Public Records Request Policy
- Independent Contractor Agreement with Roman Innovative Painting for Painting the Interior of the Clubhouse

**Covenant
Enforcement/Design
Review**

Ms. Sulzle reviewed the Covenant Enforcement and Design Review report with the Board. Ms. Sulzle inquired whether the Board would like to schedule an annual house paint inspection and noted that these inspections typically take place in February.

The Board requested that paint inspections be conducted in early summer to allow homeowners time to paint during the summer. Ms. Sulzle also discussed a call she received from a homeowner regarding a motor vehicle accident in the homeowner's backyard (at Calhoun and Ider) that resulted in a fatality. Mr. Waldron suggested the City be contacted to discuss traffic safety options, which may include a blinking stoplight, stop bars, and double arrow signs. Ms. Sulzle said she will contact the homeowner to let her know that the District has reached out to the City

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox informed the Board there had been some vandalism at the new restroom that his crew cleaned up. The Board discussed the final walkthrough at the park.

Review Water Usage Tracking Report

Deferred.

Review and Consider Approval of Work Order/Proposals

Consider Approval of Proposal from Cox Landscaping Estimate No. 1152 for additional trees

The Board reviewed Estimate No. 1152 for trees to be planted next to the Clubhouse playground. The Board determined to plant two maples on the east side and two oaks on the west side. All trees are to be 3" caliper. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Estimate No. 1152.

Consider Approval of Proposal from Cox Landscaping, Estimate No. 1158 for additional trash cans and pet waste stations

The Board reviewed Estimate No. 1158 for four additional trash cans and four pet waste stations. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Estimate No. 1158.

Legal Matters

2020 Pool Maintenance and Staffing Contract

The Board discussed the 2020 Pool Maintenance and Staffing Contract. It was noted that this year the YMCA has hired an aquatics coordinator to oversee the pool operations, manage the swim team contract, manage lifeguard staff and oversee swim

District Management
Services and Clubhouse
Management and
Programming Contract

Discuss 2020-2021
Landscape Maintenance
Contract

lessons. The Board instructed legal counsel to finalize the contract with the YMCA for Board consideration.

The Board discussed the 2020 District Management Services and Clubhouse Management and Programming Contract. The Board asked that legal counsel finalize the contract with the YMCA and include it on the next agenda for Board consideration.

The Board discussed the 2020-2021 Landscape Maintenance Contract. It was noted that the current Contract expires April 30, 2020. The Board directed Ms. Walker to request a proposal from Cox Professional Landscape Services, LLC for Board consideration.

District Management

District Manager's Report

Ms. Walker reviewed the District Manager's Report with the Board.

*Review Example Welcome
Packet*

Ms. Walker reviewed the example welcome packet with the Board and the Board discussed revisions to the letter and a possible swag bag for new residents. The Board will provide comments on the letter, and Ms. Walker will discuss the swag bag with Ms. Armitage.

Status of Clubhouse Remodel

Ms. Walker provided the Board with an update on the clubhouse remodel; painting is completed, flooring is scheduled to be installed, new furniture will be delivered in the next week and the lighting is being reviewed. Ms. Walker informed the Board that it is anticipated that all the renovations will be completed by the end of January.

Review and Consider
Approval of Work
Order/Proposals

Pool Restroom Remodel

Ms. Walker reviewed a proposal for replacement of the counters and sinks. The Board requested that a proposal also be requested for replacement of the plastic walls with tile, and new lighting.

*Pool & Clubhouse AV
System*

The Board reviewed the two proposals for AV. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with Premier A/V, LLC for an amount not to exceed \$45,000 for the Clubhouse and Pool AV,

subject to final approval of the proposal by Directors Bhatnagar and Romero.

New Tables in Pool Area

Ms. Walker reviewed the table options with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the purchase of 11 circular cast aluminum outdoor tables.

Park Security Cameras

Ms. Walker informed the Board that is she soliciting additional proposals.

Park Lighting Retrofit

Ms. Walker informed the Board that she is soliciting additional proposals.

Other District Management
Matters

The Board discussed a concern that certain owners renting the clubhouse are subletting the clubhouse to make money off the rental. The Board discussed options for better enforcement and possible remedies and damages, and instructed Ms. Walker to review the paperwork and pull the video footage to check for these instances and violations. The Board requested that the contract be revised to include a clearer prohibition on using the clubhouse for commercial use or subletting, adding additional penalties, and revocation of rental privileges for violations of the rental agreement. The Board also requested that the damage deposit be enforced for any violations of the rental agreement.

The Board discussed the status of the detention pond cleanouts. Ms. Walker will follow up with Ms. Armitage

The Board discussed the status of the Xcel mitigation funds. Ms. Walker noted that so far no residents have requested the funding.

**Parks, Recreation and
Community Activities**

Discuss Park Phase II

The Board discussed the Park Phase II. Mr. Waldron noted that Architerra is working on the Phase II plan to incorporate a basketball court and pickle ball court into the park.

**WPRA Recreation Facility
Update**

Ms. Barela provided an update on the status of the project and noted that construction fencing will be going up, and utilities will begin within the next couple of weeks. No Board action required.

Ms. Barela provided an update regarding her conversations with the City regarding Arapahoe County Open Space grants for the parks. Ms. Barela will follow up with the City. No Board action required.

The Board discussed getting an update from the City on the Murphy Creek Trail, the Radar Ball Park, recreation center, and street lights by the monuments. No Board action required.

Financial Matters

**Consider Acceptance of
Unaudited Financials**

Mr. Gonzales reviewed the November 30, 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.

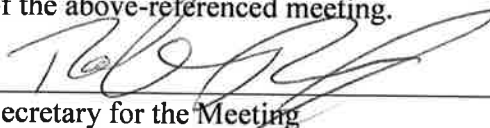
Other Business

The Board discussed inviting County Commissioner Jeff Baker to an upcoming Board meeting.

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 13th day of February, 2020.