

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, February 13, 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

Director Holliman was absent. All absences are deemed excused unless a contrary notation is recorded in these minutes.

Also present were Clint C. Waldron, 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; and Brendan Clancy, 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**

A Homeowner noted that the clubhouse looks great, and would like the Board to consider adding a harmonica and zip line to Phase II of the park, like they have at Centennial Park.

**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 January 9, 2020 Meeting
- Claims Payable in the Amount of \$221,968.83

**Premier A/V Proposal**

Mr. Clancy reviewed the updated audio-visual proposal with the Board and the Board asked questions. Mr. Clancy indicated that the work could likely start in early March and would take several weeks. Mr. Gonzales asked about progress payments. Mr. Clancy said a deposit on the equipment would be required, with one or two progress payments. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Premier A/V.

**Covenant  
Enforcement/Design  
Review**

The Board reviewed the Advance Management, LLC (“AMI”) report and discussed concerns with paint colors, and homeowners not complying with the approved application. The Board discussed providing additional information on which colors apply to which parts of a house, such as trim and accent colors. In addition, the Board requested an email blast go out to homeowners. Upon motion duly made and seconded, the Board approved June 30, 2020 as the compliance deadline for painting. The Board also discussed amending the current Independent Contractor Agreement with AMI to include attendance at monthly Board meetings, and directed legal counsel to prepare the amendment for Board review. No Board action required.

## **Landscape Maintenance**

Review Landscape  
Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox discussed snow removal and requested feedback from the Board, noting that certain sections are still snow packed, such as the sidewalks along Wheatlands Parkway. The Board indicated they had not heard anything from residents on snow removal concerns. A resident in attendance complimented Cox on the snow removal, noting the walkways were cleared shortly after the storm. The Board was informed that trash can and tree proposals are waiting for good weather. No Board action required.

Review Water Usage  
Tracking Report

The Board reviewed the Water Usage Tracking Report. No Board Action required.

Review and Consider  
Approval of Work  
Order/Proposals

None.

Update on Park Restroom

Mr. Cox informed the Board that there continues to be vandalism at the restroom. The Board requested that the toilet paper roller be locked. It was noted that the soap dispenser is also now working.

## **Legal Matters**

Review and Consider  
Approval of Contract with  
YMCA for Pool Maintenance  
and Staffing

Mr. Waldron reviewed the Independent Contractor Agreement with the YMCA for Pool Maintenance and Staffing. Mr. Gonzales noted the pricing amount on a per month and annual basis does not add up. The Board requested that “swim at your own risk” begin at 10am rather than 11am. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contractor Agreement with the YMCA for Pool Maintenance and Staffing subject to final review by the YMCA’s counsel and District counsel.

The Board engaged in a general discussion about adult swim during safety breaks in the lap pool. It was noted the pool forms are ready to go. The Board requested that a blast go out introducing the aquatics coordinator, noting the new pool hours, and discussed holding the launch party in coordination with the pool opening.

Review and Consider  
Approval of Management  
Services and Clubhouse  
Management and  
Programming Contract with  
YMCA

Mr. Waldron reviewed the Independent Contractor Agreement with the YMCA for Management Services and Clubhouse Management and Programming. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contractor Agreement with the YMCA for Management Services and Clubhouse Management and Programming subject to final review by the YMCA's counsel and District counsel.

Review and Consider  
Extension of Landscape  
Maintenance Contract with  
COX (2020-2021)

The Board reviewed the 2020-2021 Extension of the Landscape Maintenance Contract with Cox. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Extension of the Landscape Maintenance Contract with Cox.

Discuss Xcel Mitigation  
Funds

Ms. Walker informed the Board that to date, no one had requested the Five Hundred Dollars (\$500) mitigation funds. No Board action required.

Other Legal Matters

None.

### **District Management**

District Manager's Report

Ms. Walker reviewed the District Manager's Report with the Board. She noted the clubhouse is almost finished, although there are some electrical issues. The pool equipment has all been ordered and will be installed by May 1. The Board and Ms. Walker engaged in a general discussion regarding upcoming events.

Review and Consider  
Approval of Work  
Order/Proposals

Ms. Walker reviewed a request for a smaller lifeguard chair and umbrella for the kiddie pool. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request.

Pool Restroom Remodel

Ms. Walker reviewed the proposal to tile the restroom with the Board. The Board indicated it would prefer to discuss the tiling during the 2021 budget process and discussed new counter tops, sinks and new lighting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the installation of new lighting for an amount not to exceed Five Thousand Dollars (\$5,000).

Park Security Cameras	The Board discussed the use of wireless security cameras at the park. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the installation of wireless security cameras at the park for an amount not to exceed Six Thousand Dollars (\$6,000).
Park Lighting Retrofit	The Board discussed the proposal for the light retrofit and determined to wait and look at doing the lights with Phase II and staining the existing lights this year. The Board directed Ms. Walker to solicit a proposal. No Board action required.
Internet	The Board requested that Ms. Walker solicit proposals for increased internet speed. No Board action required.
Calhoun Dr. & Ider St Signing	The Board reviewed the update from the City of Aurora on the signing. No Board action required.
Review Welcome Letter	The Board reviewed the welcome letter provided to all new residents. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Welcome Letter.
Review and Consider Revised Clubhouse Rental Agreement	The Board reviewed the proposed language restricting the use of the clubhouse for commercial use. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the revised language restricting the use of the clubhouse for commercial use.
Other District Management Matters	None.
<b>Parks, Recreation and Community Activities</b>	
WPRA Recreation Facility Update	Ms. Barela provided an update on the WPRA Recreation Facility and indicated that the contractor has mobilized on site, but is still waiting on the City of Aurora for final permits. No Board action required.
Architerra Proposal	The Board engaged in a general discussion regarding Phase II and how best to gather community input. The Board expressed its desire to make sure the amenities will be used and determined to send out a survey to the community. No Board action required.
Park Project	

Mr. Cox informed the Board that water is standing in certain areas and that the retainage has not been released yet. No Board action required.

**Financial Matters**

Consider Acceptance of Unaudited Financials

Mr. Gonzales reviewed the December 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

Mr. Gonzalez informed the Board that work on the District's 2019 Audit would begin in March. No Board action required.

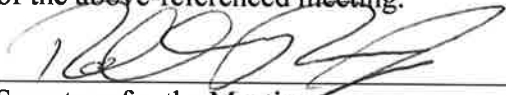
**Other Business**

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.

  
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Secretary for the Meeting

The foregoing minutes were approved on the 12th day of March, 2020.