

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, March 12, 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; Rick Gonzales, Marchetti & Weaver, District Accountant; Lori Walker, YMCA, District Manager; and Sharon Sulzle, Advance Management, 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.

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 Fourth Amendment to Independent Contractor Agreement with Advance Management, LLC 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:

- Minutes from February 13, 2020 Meeting
- Claims Payable in the Amount of \$ 170,114.97
- Independent Contractor Agreement with Architerra for Wheatlands Park Phase II

Covenant Enforcement/Design Review Ms. Sulzle reviewed the enforcement report and operations summary with the Board. No Board action required.

Approval of Fourth Amendment to Independent Contractor Agreement with Advance Management, LLC The Board and Ms. Sulzle discussed amending the current Independent Contractor Agreement with Advance Management, LLC to increase meeting attendance frequency and reduce the number of covenant inspections. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Fourth Amendment to Independent Contractor Agreement with Advance Management, LLC, increasing meeting attendance to 12 Board Meetings per year and reducing inspections to two times per month from April through October.

The Board engaged in general discussion regarding recent updates made to the website to help clarify house painting submittals.

Landscape Maintenance

Review Landscape Maintenance Report The Board reviewed the Landscape Maintenance Report. 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

Ms. Walker informed the Board that she is working with Cox Landscaping on a proposal to remove trees within the pool area to help with sightlines. No Board Action required.

Legal Matters

May 5, 2020 Election Update

Mr. Waldron informed the Board that as there were not more candidates than seats available, the election would be cancelled. No Board Action required.

District Management

District Manager's Report

Ms. Walker reviewed the District Manager's Report with the Board. The Board discussed the IT cabinet options and determined to go with the Berlin 337, and asked that the interior decorator review the selection. Ms. Walker updated the Board on the progress of individuals applying for the Xcel mitigation funds, noting two homeowners had applied. The Board discussed upcoming events, including the Easter Egg Hunt, and asked that Ms. Walker monitor and poll the Board on cancelling the event as it gets close, due to COVID-19. Ms. Walker noted the Sharks Swim team will hold two swim meets this year, and will pay to acid wash the restrooms at their cost. The Board discussed rentals of the Clubhouse due to COVID-19 and asked that no new functions be booked until further notice, and that rentals within the next two weeks be cancelled out of an abundance of caution. The Board determined that rental fees will be refunded and renters who were cancelled will not be charged to rebook the clubhouse.

The Board asked that Ms. Walker obtain a price quote to swap out the S2 security camera box with a ProSec system.

Review and Consider
Approval of Work
Order/Proposals

None.

Other District Management
Matters

None.

**Parks, Recreation and
Community Activities**

WPRR Recreation Facility
Update

Update on Wheatlands Park Phase I

Director Barcla provided an update. She noted that the elevations are correct, clearing and grubbing is ongoing, and permits are being issued. No Board action required.

Update on Wheatlands Park Phase II

Directors Barcla and Martin provided an update noting that the concrete has been replaced and the punch list items are almost complete. No Board action required.

Directors Barcla and Martin provided an update on phase II, noting that Ms. Dominguez is working on concept plans for Board review. No Board action required.

Financial Matters

Discuss Moody's Investor Service Debt Rating Upgrade from Baa2 to A3

Mr. Gonzales discussed the Moody's rating action with the Board. No Board action required.

Consider Acceptance of Unaudited Financials

Mr. Gonzales reviewed the January 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


The Board discussed adding the following events to the calendar:

- Garage Sale – First weekend in June
- Summer Camp at Pool – Mondays 1-3pm

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 April, 2020.