

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, June 11, 2020, at 6:00 p.m.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and due to the risks posed by Covid 19, this meeting was held via teleconferencing.

Attendance

A special 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, District Manager, YMCA; Sharon Sulzle, Advance Management, LLC; Kevin Cox and Jerri Maness, Cox Landscaping; and residents.

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 reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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 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 unanimously approved the agenda, as amended.

Public Comment

Bill O'Connor requested that an exemption from enforcing dead and dying tree rules be granted for an additional 10-30 days to allow time for evaluation of trees. Mr. Cox recommended the Board wait two to three weeks per recommendations he has received from arborists, to allow time to assess trees that may still be dormant. Board deferred discussion to later in the meeting.

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 regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes from May 14, 2020
- Claims Payable in the Amount of \$220,476.32

Discuss Wheatlands Phase II Concept Plans

Ms. Dominguez reviewed the Concept Plans for Phase II of the Wheatlands park. The Board liked the multiple courts in Concept A, but the neighborhood gathering area in Concept B. The Board discussed the concerns with the fire pit. A community member also expressed his concerns and potential for vandalism with the fire pit. Ms. Dominguez will incorporate the Board's comments and provide an updated concept plan to the Board. Ms. Dominguez noted that the construction documents and City process could be wrapped up at the end of the year, the project could go out to bid early 2021, with construction being completed late summer 2021.

Covenant Enforcement/Design Review

Review Covenant Enforcement Report

Ms. Sulzle reviewed the executive summary and operations summary covenant enforcement reports with the Board.

Ms. Sulzle discussed tree violations and asked how the Board would like to move forward due to the amount of dead and dormant trees. The Board asked Mr. Cox for his advice and recommendations. Following review and discussion, upon a motion duly made and seconded, the Board unanimously determined to defer tree inspections until July 1, 2020, and granted extensions for tree replanting until September 30, 2020.

Following discussion, upon a motion duly made and seconded, the Board approved extension notices be sent with the September 30, 2020 replanting deadline. Ms. Holliman abstained from voting as she received a tree violation notice.

The Board asked that an updated tree recommendation list and planting guidelines be provided by Cox and added to the website.

The Board discussed whether a bulk purchase from a nursey would be possible.

The Board also asked that a communication regarding tree removal and replanting expectations and deadlines be sent to residents, including the District's own tree replanting process.

Mr. Cox will also provide a list of tree vendors that will be added to the website.

Landscape Maintenance

Review Landscape
Maintenance Report

Mr. Cox reviewed the landscape maintenance report.

Status of Approved Work
Orders

*Additional Trash Cans
and Pet Waste Stations*

Mr. Cox noted the trash cans and pet waste stations had to be reordered through a different vendor, as the prior vendor ran out of stock.

Update on Detention Pond
(Harvest)

Mr. Cox noted that trash and debris continue to clog the screen, but he will continue to monitor.

Review and Consider
Approval of Work
Orders/Proposals

*Consider Proposal for
Removal of Trees in Pool
Areas (Sightlines)*

The Board reviewed the proposal for Removal of Trees in the Pool Area. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss Flower Beds

Mr. Cox noted the flowers at the clubhouse and pool are currently being planted. The Board discussed the monument sign by Lowe's that was dug up for the new traffic signal. The Board discussed that rather than replace the planting ad-hoc, they would like Ms. Dominguez to develop a planting plan. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Architerra to develop a planting plan.

Other Landscape Matters

The Board discussed the open space within the Xcel corridor and on the Reservoir Section, and noted that the District is not responsible for maintenance in this area. The Board asked that Ms. Walker direct concerned residents to Access Aurora if they continue to have concerns.

It was noted the letter "D" has fallen off the monument sign at S. Ider and Smoky Hill. Ms. Walker will ask Ms. Dominguez for suggested contractors to repair the sign.

Director Romero noted there are a number of broken branches along Harvest Street. Mr. Cox said he will have them cleaned up.

Legal Matters

None.

District Management

District Manager's Report
and Status of Approved
Work Orders

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

- The sound system is 90% complete at the clubhouse and pool. The pool sound system will be ready by Monday, June 15, 2020.

- Shade System- Only one shade system was installed, The contractor will be installing the other shade within two weeks.
- ProSec is working on a proposal to provide cameras at the park. Following review and discussion, upon a motion duly made and seconded, the Board unanimously authorized Director Barela to review and approve proposal.
- ProSec is continuing to work on the clubhouse video system, and is waiting on a part to come in.

Review and Consider
Approval of Work
Order/Proposals

None.

Other District Management
Matters

Camp Gladiator- Ms. Walker reviewed a proposal from Camp Gladiator to use the park field for outdoor community fitness. It was noted they usually use the Arapahoe County fairgrounds, but Arapahoe County has currently closed Arapahoe County facilities. The classes would be an hour-long Tuesday-Thursday from 4:30-7:00 p.m., with a 30-minute break in between classes for cleaning. In exchange, Camp Gladiator would provide information classes on nutrition, fit-chats, community challenges, and free pop-up workouts to Wheatlands residents. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved Camp Gladiator's use of the park field. The Board asked Ms. Walker to work with Ms. Williams on implementing the program.

Parks, Recreation and Community Activities

Discussion Regarding Re-
opening of District Parks,
Pool and Clubhouse

Ms. Walker provided an update on pool preparations, and noted the pool is ready to open on Monday. The Board discussed the sign-up process and releasing additional slots if they are not filled up. The clubhouse will remain closed for now. The Board discussed the rental of the Park Pavilion. Upon motion duly made and seconded, the Board unanimously approved rentals at the park following Tri-County and CDPHE guidelines.

Discuss Wheatlands Phase II
Concept Plans

Previously discussed.

WPRA Recreation Facility Update	Director Barela provided an update on the construction of the recreation facility;
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Discuss Community Events	The Board discussed upcoming community events.
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Financial Matters

Consider Acceptance of Unaudited Financials for the period ended April 30, 2020	Mr. Gonzales reviewed the April 30, 2020 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.
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Status of Payment of Xcel Mitigation Funds	Mr. Gonzales provided an updated on the status of the payment of Xcel mitigation funds.
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Other Financial Matters	None.
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Director's Items

Review and Discuss Board Emails Received	None.
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Other	The Board discussed the status of the park vandalism. Ms. Walker noted she is still waiting for a final police report and will follow up with the police department.
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The Board discussed ATV's driving on District trails, and requested Ms. Walker get a quote to add "No motorized vehicles" signs.

Other Business	None.
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Adjourn	There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned.
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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


Robert Romero (Jul 23, 2020 08:07 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 9th day of July, 2020.