

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: Thursday, July 9, 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., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Lori Walker, YMCA, District Manager; 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.

**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:

- June 11, 2020 Meeting Minutes
- Claims Payable in the amount of \$151,605.62
- Proposal from Architerra for Entryway Flower Bed Design
- Coronavirus Relief Fund Program Letter
- Proposal from Integrated Design Solutions LLC for TC067 Honey Bee
- ProSec Proposal for Park Camera System (Estimate No. 31085) in the amount of \$8,597.12

### **Covenant Enforcement/Design Review**

Review Covenant Enforcement Report

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

Discuss Regarding Occupancy Restrictions

The Board engaged in general discussion regarding occupancy restrictions and the difficulty of the Board enforcing such restrictions.

### **Landscape Maintenance**

Review Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report. The Board engaged in discussion regarding concerns from residents that the grass at the pool is always being watered. Mr. Cox noted they have made adjustments to the irrigation schedule.

Status of Approved Work Orders

*Additional Trash Cans and Pet Waste Stations*

Mr. Cox noted the trash cans have been purchased and he is waiting on delivery. Once they are delivered, installation will be a priority.

Review Water Usage Tracking Report

The Board reviewed the Water Usage Tracking Report.

Review and Consider Approval of Work Orders/Proposals

*2020 Tree Replacement Audit*

Mr. Cox reviewed the 2020 tree replacement audit with the Board. The Board discussed the trees to be planted in the park where Phase II will take place, and noted these should be deferred. Mr. Cox also noted dead trees associated with the park project will be replaced by Goodland. Following discussion, upon motion duly made and seconded, the Board unanimously approved replacing the dead trees in an amount not to exceed \$50,000.

Other Landscape Matters

The Board discussed erosion on the trail within NAC-1. Mr. Cox indicated he would review and provide a proposal to the Board.

## **Legal Matters**

Discuss Proposed Revisions to Aurora Model Service Plan

Mr. Waldron noted the City is proposing changes to the Aurora Model Service Plan. The new model will go to study session on July 20<sup>th</sup> with first reading before council on August 3<sup>rd</sup> and second reading on August 17<sup>th</sup>.

Discuss Rules and Regulations Regarding Motor Vehicles on Trails

The Board engaged in a discussion regarding rules and regulations regarding motor vehicles on trails. After discussion, the Board determined to monitor the issue to see if it becomes a bigger problem before adopting additional rules.

## **District Management**

District Manager's Report and Status of Approved Work Orders

Ms. Walker reviewed the District Manager's Report with the Board and provided the following status updates:

Clubhouse and Pool Systems

All speakers are in at the clubhouse and pool, and programming is on hold for the network issues to be resolved, which should be within the next couple of days.

Shade Structure

The second pool shade structure is being installed and should be completed by tomorrow.

ProSec Clubhouse Video System

The Clubhouse video system has been installed, and they are just waiting for the network issues to be resolved.

Clubhouse

The new window shades have been ordered.

Review and Consider Approval of Work Order/Proposals

Ms. Walker reviewed the proposal received from Artcraft Sign Company with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal.

Other District Management Matters

None.

## **Parks, Recreation and Community Activities**

Discussion Regarding District Parks, Pool and Clubhouse

The Board discussed clubhouse rentals. Following discussion, upon a motion duly made and seconded, the Board unanimously approved opening the Clubhouse to rentals on weekends until camp is out of session and then daily, subject to the cleaning fee being paid by the rental party and the execution of the COVID waivers. It was noted the last day of camp is August 14th.

The Board also engaged in general discussion regarding guidance from Tri-County.

The Board discussed the pool remaining open until September 20th, per the contract, on weekends and from 4 p.m. – 8 p.m. on weekdays, and possibly during the day, depending on availability of lifeguards.

Tri-County Complaint Ms. Walker provided an update on the Tri-County complaint, noting the complaint had been investigated and closed.

Park Vandalism Ms. Walker informed the Board that the Aurora Police have been provided the information from the witness.

Wheatlands Park Phase II Concept Plans Ms. Dominguez reviewed the revised concept plans with the Board.

WPRA Recreation Facility Update Ms. Barela provided an update on the construction of the recreation facility.

Discuss Community Events Ms. Walker provided an update on community events. It was noted Southlands will be holding drive-in concerts in the parking lot and possibly drive-in movies. The Board discussed doing a virtual tour of the clubhouse.

**Financial Matters**

Consider Acceptance of Unaudited Financials for the period ended May 31, 2020 Mr. Gonzales reviewed the May 31, 2020 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Other Financial Matters The Board discussed 2021 budget projections and the holding of a budget workshop.

**Director’s Items**

Review and Discuss Board Emails Received None.

Review and Discuss Updated Map Ms. Barela reviewed the updated map with the Board.

Discussion Regarding Summer Camp Pool Usage Summer Camp would like the Board to reconsider allowing camp to use the pool to the extent the pool is below capacity. 27 kids are registered for camp, 14 of which are Wheatlands residents. After discussion, upon motion duly made and seconded, the Board denied the request, due in part to the current limited capacity of the pool.

District Website Ms. Barela noted the board email address has been sending email to spam, it has been corrected, but now the email address is getting a lot of spam. The Board asked that the “contact us” button be removed to cut down on spam.

**Public Comment**

Mr. Sanders commented on a covenant enforcement issue regarding a sump pump of a neighbor pumping water over the sidewalk adjacent to his property. The City had approved the installation of a chase drain, but now the City has told him they are out of money and will not be able to install the drain.

**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.

  
Robert Romero Jr (Aug 18, 2020 18:01 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 13<sup>th</sup> day of August, 2020.