

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: November 12, 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 S. Heinrich, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Lori Walker, YMCA, District Manager; Sharon Sulzle, AMI - Advanced Management, LLC; Kevin Cox, Cox Landscaping; Cassidy Bowman and Lesanne Dominquez, Architerra Group.

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	None.
Consent Agenda	<p>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:</p> <ul style="list-style-type: none"> – October 8, 2020 & October 22, 2020 Meeting Minutes – Claims Payable in the amount of \$160,044.23 – First Addendum to Independent Contractor Agreement (Pool maintenance and Staffing) with YMCA of Metropolitan Denver – First Addendum to Independent Contractor Agreement (District Management Services and Clubhouse Management & Programming) with YMCA of Metropolitan Denver
Wheatlands Neighborhood	Ms. Bowman and Ms. Dominguez reviewed the neighborhood entrance planting concepts with the Board. The Board reviewed the concepts and requested Architerra provide concept plans for the other entryways using the “Concept 2 – Grounded” pink/purple color scheme.
Wheatlands Park – Phase 2 Final Concept and Budget	Ms. Dominguez reviewed the Wheatlands Park Phase 2 Final Concept plan and budget with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved the concept plan and authorized the completion of the construction drawings and initiation of the City process.
Covenant Enforcement/Design Review	
Review Covenant Enforcement Report	<p>Ms. Sulzle reviewed the executive summary and operations summary covenant enforcement reports with the Board.</p> <p>Following discussion, upon motion duly made and seconded, the Board unanimously approved the extension notices for landscaping related violations. Ms. Sulzle noted the neighbors with the wildlife feeding dispute are working together to resolve the issue. AMI requested to do a toy drive for the community. Following discussion, upon motion duly made and seconded, the Board unanimously approved the toy drive. Director Martin noted that the</p>

Pulte color palette is not on file with the District. Ms. Suzle will reach out to Pulte to see if they have the information.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders	Mr. Cox reviewed the landscape maintenance report. Mr. Cox noted that the trees may need winter watering. Cox also still needs to repair the path behind the clubhouse.
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Review Water Usage Tracking Report	The Board reviewed the Water Usage Tracking Report.
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Review and Consider Approval of Work Orders/Proposals	None.
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Other Landscape Matters	None.
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Legal Matters

Consider Adoption of 2021 Annual Administrative Resolution	Mr. Waldron reviewed the 2021 Annual Administrative Resolution with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved the resolution.
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Review and Discuss 2021 Insurance Property and Liability Schedule and Limits	The Board reviewed the 2021 Insurance Property and Liability Schedule and Limits. Following review and discussion, upon motion duly made and seconded, the Board unanimously approved renewal of the insurance coverages for 2021. Ms. Walker informed the Board she has a property walk scheduled with the District's insurance broker, T. Charles Wilson.
Other Legal Matters	

District Management

District Manager's Report and Status of Approved Work Orders	Ms. Walker reviewed the District Manager's Report with the Board. <ul style="list-style-type: none">- The designer will start looking at restroom options in mid-December.- Discussed the vandalism in the restroom.
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Review and Consider Approval of Work Order/Proposals	Ms. Walker reviewed the estimate to install two additional shade sails. Following discussion, upon motion duly made and seconded, the Board unanimously approved the \$15,304 estimate.
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Discuss Community Survey	Ms. Walker discussed the community survey results and feedback. The Board discussed reviewing the results to include information in the year-end review and tracking any action items.
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Other District Management Matters	None.
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Parks, Recreation and Community Activities

Discussion Regarding District Parks, Pool and Clubhouse – COVID 19	Ms. Walker provided an update on the clubhouse rentals.
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Wheatlands Park Phase 2 Final Concept and Budget	Previously discussed.
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WPRA Recreation Facility Update	Ms. Barela provided an update on the recreation facility construction, noting everything is going really well.
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Discuss Community Events	Ms. Walker informed the Board that Santa and hay rides have been booked. The Board expressed concerned with the continued spread of COVID and discussed other ways to hold an event. Ms. Walker will work on alternative options.
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Financial Matters

Update on Receipt of Insurance Proceeds for Trees	Mr. Gonzales noted the District has received the insurance proceeds for the dead trees.
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Review and Consider Acceptance of Unaudited Financials for the period ended September 30, 2020.	Mr. Gonzales reviewed the August 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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Update on Xcel Powerline Mitigation Payments	Ms. Walker and Mr. Gonzales provided an update on the status of payment of the mitigation payments.
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Public Hearing on 2020 Budget Amendment (if necessary)	It was determined a budget amendment was not needed.
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Public Hearing on 2021 Budget and Consider Adoption of Resolution Approving 2021 Budget

Director Barela opened the public hearing on the proposed 2021 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Gonzales reviewed the 2021 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution approving the 2021 Budget subject to minor changes based on the final valuation, certified the mill levy and appropriated funds.

Consider Proposals for 2020 Audit

Mr. Gonzales reviewed the proposal for 2020 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Dazzio and Associates with no increase in cost from the previous year.

Other Financial Matters

None.

Director's Items

Review and Discuss Board Emails Received

None for discussion.

Other Business/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 (Dec 12, 2020 09:28 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 10th day of December, 2020.