

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 14, 2021 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 and Kimberly Armitage, YMCA, District Manager; Sharon Sulzle, AMI - Advanced Management, LLC; and, Kevin Cox, Cox Landscaping.

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.

Consider Request from Ms. Erhuy for Girl Scout Cookie booth in the Clubhouse parking lot The Board discussed the request from Ms. Erhuy to put up a Girl Scout cookie booth in the clubhouse parking lot. The girl scout troop consists of 10 girls, and because of COVID, they would like to do a drive-through booth. They will follow all COVID guidelines. The Board asked that they coordinate with Ms. Walker. Following discussion, upon motion duly made and seconded, the Board unanimously approved the request.

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 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:

- December 10, 2020 Special Meeting Minutes
- Claims Payable in the amount of \$156,145.60
- Resolution Designating 24-hour Posting Location

Covenant Enforcement/Design Review

Review Covenant Enforcement Report Ms. Sulzle reviewed the executive summary and operations summary covenant enforcement reports with the Board, and provided an overview of 2020 architectural requests and violations. The Board discussed how best to get in touch with new homeowners to inform them of the architectural review process. Ms. Walker said she will send the welcome letter packet to Ms. Suzle to review and add additional information. Director Barela noted that the welcome letter is also on the website.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report. Mr. Cox noted the pathway behind the Clubhouse will be repaired next week, winter watering is ongoing, and there are still a few native areas to mow. They will also start cutting ornamental grasses.

Review Water Usage Tracking Report The Board reviewed the Water Usage Tracking Report.

Review and Consider Approval of Work Orders/Proposals None.

Other Landscape Matters None.

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 one of the wood planks on the dumpster enclosure has been broken. The latch is also completely bent and will need to be repaired. A lot of illegal dumping is still occurring. Ms. Walker would like to see if the dumpster enclosure could be locked, and if there is a way to fully enclose the dumpster. A “No Illegal Dumping” sign has also been posted. The Board supported looking at all available options. The Board also discussed adding something in the newsletter regarding the cost to residents for illegal dumping. Ms. Walker will continue to look at options.

Ms. Walker reviewed the Pool Bath design options prepared by BeHappy Interiors. The Board liked Tile Option 2 as it is more timeless and matches the clubhouse finishes. Ms. Walker will work with the designer on the phasing plan and estimated costs.

Review and Consider Approval of Work Order/Proposals Following discussion, upon a motion duly made and seconded, the Board unanimously approved dumpster repairs for a cost of \$300.

Other District Management Matters None.

Parks, Recreation and Community Activities

Discussion Regarding District Parks, Pool and Clubhouse – COVID 19 Ms. Walker informed the Board that there have been no new inquiries on rentals, and they are continuing to follow all Tri-County Health COVID guidelines.

WPRA Recreation Facility Update Ms. Armitage provided the Board with an update and noted that the project is still overall on schedule. A temporary certificate of occupancy is scheduled to be issued on April 15th. May 1st will be the official opening. May 17th will be the grand opening. On February 1st Wheatlands residents will receive a communication on how to register and sign up for a recreation center membership.

They will also get access to the virtual app, and will be able to access other YMCA facilities once they are enrolled. Non-Wheatlands residents will be allowed to sign-up for memberships around February 15th.

Update on Wheatlands Park Phase II

Architerra is still working on the construction documents for the park and the planting. They did receive comments back from the City and upon initial review there do not appear to be any major items of concern. The Parks Department noted that their standards (just implemented) require two playgrounds – one for 5-12 and one for 2-5 year-olds. While there are elements that 2-5 year-olds can use on the existing playground, there is not a dedicated ‘tot lot’. There is however a tot lot in the area where it is planned to put the neighborhood patio elements. The tot lot is not a requirement, merely a request (at this point) from the City, so Architerra does not believe that the District has to meet that requirement. Architerra will be developing drawings for the Planning and Engineering departments concurrently with the construction documents as the comments do not appear to affect the design in any way, assuming the Board would like to decline the request of adding a tot lot. After discussion, the Board determine to not revise the drawings or plan, and move forward with what had already been decided by the Board and shown to the community.

Update on Entryway Renovations

Discussed above.

Discuss Community Events

Ms. Walker noted the holiday lighting contest was a great success and she is continuing to work on additional community events, like a dance class or cooking class.

Financial Matters

Review and Consider Acceptance of Unaudited Financials for the period ended November 30, 2020.

Mr. Gonzales reviewed the November 30, 2020 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.

Update on Xcel Powerline Mitigation Payments

Ms. Walker and Mr. Gonzales provided an update on the status of payment of the mitigation payments.

Other Financial Matters

None.

Director’s Items

Review and Discuss Board Emails Received

None for discussion.


Other Business

Director Martin noted there has been increased vandalism and theft in the neighborhood.

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 (Feb 22, 2021 13:41 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 11th day of February, 2021.