

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: March 11, 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 Public 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, Isabelle Rodau and Kimberly Armitage (for a portion) YMCA, District Manager; Sharon Sulzle, AMI - Advanced Management, LLC; Kevin Cox, Cox Landscaping; Kathy Helfrich, behappy interiors; and, Aubrey Williams and Vincent Nicholson, Flock Safety.

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

Lizzy McGrory had a question regarding appeal of a design review request. Ms. Suzle noted that if Ms. McGrory will email her, she'll set up the hearing.

Kyle Ryan addressed concerns with compliance for landscaping guidelines and storage of recreation vehicles. There was a 25ft camper in a driveway for two and a half months that just moved. He also noted some of the landscaping is an eyesore. In particular, renters in one house didn't turn the sprinklers on the entire summer and there were weeds over 2 ft. tall in the yard that took months to have remedied. Ms. Suzle provided information on the compliance policy.

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:

- February 11, 2021 Special Meeting Minutes
- Claims Payable in the amount of \$71,046.96

**Update on Pool Restroom
Remodel**

Ms. Walker and Ms. Kathy Helfrich provided an update to the Board on the proposed scope of work and budget. Ms. Helfrich noted that contractors (as well as all their tradesman) are so busy right now that she is struggling with getting them to bid this project. She's met with three different contractors out at the property since January. She's only received one bid to date. She has all the items sourced and has checked availability where she would have everything in by mid-April. As she knows the District is getting down to the wire, Norton Building is committed to completing the project before end of May.

Following discussion, the Board authorized director Barela to approve the final scope and budget, not to exceed \$40,000, for the pool restroom remodel with Norton Building and Remodel Inc. and award a contract for the work.

**Covenant
Enforcement/Design Review**

Ms. Suzle reviewed the covenant enforcement report with the Board, including the executive summary and violations by type, as well the architectural requests and violations. Director Barela

Review Covenant Enforcement Report	asked about notices for fence repairs and staining. Ms. Suzle noted fence and paint notices will go out in March and April. The Board requested that information be added to the newsletter letting homeowners know about fence and paint standards and notices. The Board also discussed sending a reminder for tree violations, and asked that a reminder be sent to the homeowners with outstanding tree violations.
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Presentation on License Plate Camera Systems	Aubrey Williams and Vincent Nicholson from Flock Safety reviewed the Flock Safety camera system with the Board. The Board discussed the cost, and would like to reach out to the Aurora Police Department as well as neighboring communities to see how effective the systems have been, and how they've been received by the residents. No Board action taken.
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Financial Matters

Review and Consider Acceptance of Unaudited Financials for the period ended January 31, 2021.	Mr. Gonzales reviewed the January 31, 2021 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	No new updates.
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Other Financial Matters	None.
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Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders	Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox noted they are closely monitoring the drought conditions and any Aurora water usage restrictions. He also reviewed the tree winter watering dates as well as snow removal service dates.
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Review Water Usage Tracking Report	Deferred.
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Review and Consider Approval of Work Orders/Proposals	
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<i>Discuss Detention Pond Maintenance and Work Order 1313</i>	Mr. Cox discussed Work Order 1313 and the additional information requested from the Board on the need for the work, as the ponds were cleaned not that long ago. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Work Order 1313 with a budget of \$20,000.
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Proposals from Arborists for Tree Care Plan	The Board reviewed the proposals for tree care services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from ArborScape. The Board
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requested that the tree-spraying date be better communicated this year. The Board also requested that sample tree planting plans be provided from the other arborists to help the Board make a decision on who to hire for a tree master plan.

Other Landscape Matters

None.

Legal Matters

Update on Streetlight
Ownership and Maintenance

Mr. Waldron noted that per the City, the streetlights within the District are owned and maintained by Xcel. However, when his office contacted Xcel, Xcel's response was that the City is responsible for items relating to visual upgrades, including staining, and that the District would need to go to the City to discuss visual upgrades. Any visual upgrades that the District is interested in making to the poles with District funds would also need to go to the City, which would coordinate the work with Xcel. Mr. Waldron noted he is awaiting a response from the City. No Board action taken.

District Management

District Manager's Report and
Status of Approved Work
Orders

Ms. Walker reviewed her management report with the Board. The dumpster lock box is scheduled to be installed tomorrow. The shade sails are also scheduled to be installed.

Discuss Community Events

Cooking Class March 13, 2021: The Board asked that the cooking class Zoom recording be sent to the community, so those that were unable to participate live can still participate.

Easter Event: March 27, 2021.

Discuss Swim Team
Agreement

The Board discussed the proposed Swim Team Agreement between the YMCA and the Wheatlands Sharks Swim team. Ms. Armitage clarified that the Stars Swim Team will not be operating during the same times the Shark Swim team will be operating. The Board discussed offering night swimming to residents as an offset to the times the pool is unavailable. It was noted that under the proposed agreement the swim team would start before the pool is open to the community. There was also a concern about the Pool being used by the swim team on consecutive Saturdays. The Board discussed proposed fees to charge to the swim team. The YMCA will discuss a revised proposal with the swim team. The Board requested the following changes:

- (1) Wheatlands residents have first priority sign-up
- (2) There be a week between each meet (no back to back meets)
- (3) First day May 24, 2021

- (4) Charge fees for fun meet and under stars practice (\$50 per hour)
- (5) Trash in bathrooms and cleaning clause be included in the contract to clearly put the responsibility on the swim team, with a penalty for not cleaning.

The YMCA will discuss a revised proposal with the swim team. The Board discussed the additional cost for the night swimming. Ms. Armitage said the YMCA will provide lifeguards for the specified night swimming for no charge.

Update on Park Restroom Freezing and Repairs

Mr. Cox provided an update on the park restroom freezing. Last week it was confirmed the heating system is failing and All American Plumbing is working with Public Restroom Company on warranty matters. To date he has not heard confirmation from Public Restroom Company that they will handle it as a warranty claim. A space heater is currently being used to heat the restroom to prevent further damage. The Board requested legal counsel send a letter to Public Restroom Company.

Review and Consider Approval of Work Order/Proposals

Consider Proposal for Additional IT/Security Equipment (to be housed in Recreation Facility)

Deferred.

Other District Management Matters

The Board asked that Ms. Walker move forward with the purchase of the pool tables as it is in the budget.

Ms. Walker reviewed the four proposals for the fence repair along Powhatan. Following discussion, upon a motion duly made and seconded, the Board approved the proposal from A+ Fencing for \$350.00 with a two year guaranty. Director Martin also noted the pool fence is leaning and needs to be looked at.

Ms. Armitage discussed current COVID restrictions and the possibility of a continued reservation system. The YMCA will put together a plan A and plan B.

Capital Projects

WPRA Recreation Facility Update

Ms. Armitage provided the Board with an update. A Temporary Certificate of Occupancy is expected by May 1, 2021. The Board is tentatively scheduled to walk the interior of the facility April, 3, 2021.

Wheatlands Park Phase I - The Board engaged in general discussion. No Board action taken.
Warranty Period Ends August
24, 2021; Plantings to be
reviewed Spring 2021

Update on Wheatlands Park Phase II Architerra is continuing to refine and develop the CDs for Phase II of the park improvements and hope to go back to a planning review in the next couple of weeks and are working toward the AMANDA review which is the big engineering review that usually takes place toward the end of the design phase.

Review Entryway Renovation Plans and Authorize Bidding Ms. Dominguez is finalizing the bid documents for planting project and will have those to send to the Board next week. The Board requested to hold a special meeting on March 25th at 6pm to review the plans and authorize bidding of the project.

Director's Items

Review and Discuss Board Emails Received The Board engaged in general discussion.

Public Comment None.

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.


Brooke Holliman (Apr 13, 2021 14:11 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 8th day of April, 2021.