

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 29, 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
Sameer Bhatnagar
Brooke Holliman

Director Romero was absent and excused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Isabell Rodau, YMCA; and, Lesanne Dominguez, The 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.

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| 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. |
| Consider Approval of Minutes from April 8, 2021 Special Meeting | The Board reviewed the minutes from the April 8, 2021 Special Meeting.. Following review, upon motion duly made and seconded, the Board unanimously approved the minutes. |
| Capital Projects | |
| WPRA Recreation Facility Update | Ms. Barela provided an update, noting everything is on schedule. |
| Update on Entryway Enhancement Project | |
| <i>Review Bids and Discuss and Consider Approval of Contract for Wheatlands Neighborhood Entrance Plantings</i> | Ms. Dominguez provided an update on the bid opening and noted there were two bidders, Landtech and Cox. Cox was the low bidder, and came in substantially under the engineer's estimate. After discussion, upon motion duly made and seconded, the Board unanimously approved awarding the Contract to Cox, as the lowest responsive and responsible bidder, and authorized Ms. Dominguez to issue the Notice of Award and Notice to Proceed. |
| Financial Matters | None. |
| Legal Matters | |
| Discuss Engagement of Covenant Enforcement Special Counsel | Mr. Waldron noted that White Bear Ankele Tanaka & Waldron ("WBA") has determined to no longer provide covenant enforcement services to its clients. The Board reviewed proposals from Altitude Community Law, Orten Cavanagh Holmes & Hunt, LLC, and Winzenburg, Leff, Purvis & Payne, LLP. WBA will work with the firm selected by the Board to transfer all existing files at no cost to the District and will work hard to make it as seamless of a transition as possible. After discussion, upon motion duly made and seconded, the Board unanimously approved engagement of Altitude Community Law, subject to final negotiation of the engagement and fees. |
| District Management | None. |
| Director's Items | |
| Review and Discuss Board Emails Received | None. |

The Board engaged in general discussion regarding the Guidelines and potential revisions.

The Board discussed the availability of the Silver Sneaker's program for its residents. Ms. Rodau will request an update for the Board.

Public Comment

None.

Executive Session– The Board intends to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice as it relates to the Painting Violation at 25368 E Fair Dr., and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators related to the Painting Violation at 25368 E Fair Dr.

The Board determined an executive session was not needed.

Other Business

The Board discussed resuming in person meetings in June, and will provide a call-in number for those who may want to attend the meeting via teleconference.

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 Romeo (May 14, 2021 16:44 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 13th day of May, 2021.