

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 10, 2021 at 6:00 p.m., at 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

A regular 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

Director Romero and Director Holliman were absent and excused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Sharon Sulzle, AMI – Advanced Management, LLC; Isabell Rodau, YMCA; and Lesanne Dominguez, Architerra Group (for a portion).

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.

Public Comment

- Julia Rossi – Stated she had submitted application to paint home, it was approved, painted home, and then received a violation notice; they have been working for over a year and a half to resolve the matter, were provided three trim colors to paint trim, have paid attorney’s fees and have spent countless hours having to deal with this; purchased new paint; contractor came out to paint, and it looks awful, does not match stone, it is a disaster; we’re done, not going to paint home, you are holding us to a different standard than what has been allowed for other homes. We have tried different remedies; forced to select one of three colors, tried to fix it, and have been put in a position that devalues our home. Out thousands of dollars as the Board is being unreasonable. Not painting or repainting home. District has approved homes in neighborhood with less contrast than our home. The YMCA is a very similar color scheme. This is a complete disaster.

- Kevin Rossi – Past year and a half misfortune of being targeted by the District. Not just our opinion, but also the neighbor’s opinions. Submitted application, received approval. The Board did not do due diligence prior to approving application. Read statement into the record. Changed application after received approval. Two hearings, not all board members agreed it was a violation. Home is painted within guidelines of a multiple tone scheme. No consistency in enforcing covenants. Asking for special meeting to have the community recall the Board.

- Stacey Jones – Lives on Ider Street, near the forgotten areas, overrun with dirt bikes, snowmobiles, put skis on dirt bikes and ran it through our lawn; cops never come out; no signs saying no motorized vehicles, safety factor for people walking on trails; City of Aurora said to call PAR officer, PAR officer never returned calls. They bought home for open space; what can we do about the motorbikes. Ugly as sin right now. Thankful weeds taken care of, as no one takes care of it. But that area gets forgotten. Anybody else having sump pump issues, as has not stopped running this spring. Running constantly. Don’t know if problem with house. Water is staying higher in detention pond. Request signage “No Motorized Vehicles”. The Board reviewed the map of the area, noting some of it is City of Aurora property, some is Xcel, a portion is private property, and some is the District’s. Director Bhatnagar will arrange a time to meet with Mr. Cox to review the area.

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:

- May 13, 2021 Special Meeting minutes (with the changes as noted)
- Claims Payable in the amount of \$196,912.55
- Contract with American Mechanical Services of Denver, L.L.C., for Unit Heater Motor Replacement

Covenant Enforcement/Design Review

Review Covenant Enforcement Report	Ms. Suzle reviewed the Operations Summary and Executive Report with the Board. She noted the tarps on the District’s fences are being addressed.
Discuss Status of Updated Sherwin Williams Color Schemes	Ms. Suzle informed the Board the transition of Kwal Paint to Sherwin Williams Paint is complete and has been posted on the website. They are still in the process of adding the additional Elacora and Pulte Schemes.

Financial Matters

Review and Consider Acceptance of Unaudited Financials for the period ended April 30, 2021.	Mr. Gonzales reviewed the April 30, 2021 unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials. Mr. Gonzales noted the District has a strong cash position.
Other Financial Matters	Mr. Gonzales reviewed payment of power line mitigation funds and indicated no new payments have been made.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders	Ms. Rodau reviewed the landscape maintenance report with the Board.
Review Water Usage Tracking Report	No discussion.
Review and Consider Approval of Work Orders/Proposals	None.
Other Landscape Matters	The Board engaged in general discussion regarding work along Powhaton. Director Martin and Director Romero have looked at the area and Mr. Cox is working on a final proposal. It was also noted Mr. Howey is working on the Tree Plan.

Legal Matters

Update on Streetlight
Ownership and Maintenance

Mr. Waldron noted he is still waiting on a response from the City.

Discuss Procurement Policy

Mr. Waldron discussed the policy with the Board.

District Management

District Manager's Report and
Status of Approved Work
Orders

Ms. Rodau reviewed the management report with the Board noting the Clubhouse repairs have been completed. Ms. Rodau and the Board discussed purchasing Neighborhood Watch signs. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the purchase, not to exceed \$500.00.

Discuss Snack Shack
Payments

Ms. Rodau informed the Board that after exploring payment processing options it was determined the fees were too high. The Snack Shack is accepting cash and using a lock box.

Discuss Community Events

Ms. Rodau discussed and provided a recap of recent events and an overview of upcoming events.

Review and Consider
Approval of Work
Orders/Proposals

*Review Proposals for
Additional Security Cameras*

The Board reviewed the proposal for additional security cameras from ProSec Integration LLC. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for installation of an additional exterior camera with a budget of \$1,761.00.

Other District Management
Matters

The Board discussed the irrigation for the Recreation Center site and approved the installation of a submeter, with the water cost billed back to Recreation Facility. Special counsel to the District will draft the agreement.

The Board discussed the current pool rental rules in place. Following discussion, upon a motion duly made and seconded, the Board unanimously approved reverting back to the prior rules and repealed the rules and policy adopted at the May 13, 2021 board meeting.

Ms. Rodau informed the Board that the bathroom remodel has been completed.

Director Barela inquired about having the kiddie pool retiled.

Ms. Rodau updated the Board on the pool opening.

Capital Projects

WPRRA Recreation Facility Update

Approval of Intergovernmental Agreement with Wheatlands Park and Recreation Authority Regarding Wheatlands Recreation Center Fitness Equipment

Mr. Gonzales reviewed the Intergovernmental Agreement with Wheatlands Park and Recreation Authority and highlighted Article 4 of the agreement. The Board stated that the District should be a co-signor only as long as necessary. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Agreement, as amended.

Update on Entryway Enhancement Project (Cox Landscaping)

The intersection of Smoky Hill and Ider St. should be planted by the end of the day, and one section is being completed at a time. Wheatlands Parkway will be the next intersection. Ms. Dominguez stated the plants look great, there will be several deliveries over next few weeks and a few substitutions are expected. Irrigation is also being installed.

Wheatlands Park Phase I - Warranty Period Ends August 24, 2021; Plantings to be reviewed Spring 2021 (Architerra)

Ms. Dominguez noted that Architerra will be conducting the warranty walk.

Update on Wheatlands Park Phase II (Architerra)

Architerra is wrapping up the planning resubmittal and plans to submit next week; working towards engineering submittal in about a month. The Board discussed design elements for the patio area.

Director's Items

Review and Discuss Board Emails Received

None.

Other Business

A homeowner requested that agendas be "blasted out" prior to the meeting.

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 (Jul 9, 2021 18:07 MDT)

Secretary for the Meeting

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