

## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

### WHEATLANDS METROPOLITAN DISTRICT

Held: July 8, 2021 at 6:00 p.m., at 6601 S. Wheatlands Parkway, Aurora, Colorado and via teleconference.

#### **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  
Robert Romero

Director Holliman was 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, District Manager; Kevin Cox and Jerry Maness – Cox Professional Landscape Services, LLC; and Lianne 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 as amended.

**Public Comment** Mr. Kevin Rossi asked if there had been any consideration given to calling a meeting of the Board to recall the complete Board? Received a new agreement from the attorneys and he is not signing it. Agreement is ridiculous. Community is aware, and will sign petitions to remove the Board. Will start pursuing it very actively. Will move forward with what he feels is appropriate.

**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. Item 5.c. Ratify Work Order No. 71 (Estimate 1368) with Cox Landscape for Powhatan Road Landscape Enhancements was requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- June 10, 2021 Special Meeting minutes
- Claims Payable in the amount of \$197,217.82

**Covenant  
Enforcement/Design Review**

Review Covenant Enforcement Report Ms. Suzle reviewed the Operations Summary and Executive Report with the Board.

**Financial Matters**

Review and Consider Acceptance of Unaudited Financials for the period ended May 31, 2021. Mr. Gonzales reviewed the May 31, 2021 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Other Financial Matters None.

**Landscape Maintenance**

Review Landscape Maintenance Report /Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report. It was noted that trash has been a major problem, and the parks are being heavily used. Director Barela asked about the evergreen bushes at the park that are dying. Mr. Cox reported the arborist believes the cause is freeze damage.

Review Dead and Dying Tree Report Mr. Cox stated the trees will be addressed in Mr. Howey's report.

Status of Master Tree Plan      Mr. Cox noted the tree plan is still in progress.

Review Water Usage Tracking Report      The Board engaged in general discussion.

Review and Consider  
Approval of Work  
Orders/Proposals

*Review Revised Work Order No. 71 (Estimate 1368) for Powhatan Road Landscape Enhancements*      The Board reviewed revised work Order No. 71 (Estimate 1368) from Cox Landscape. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the Work Order for Powhatan Road Landscape Enhancements.

*Review Estimate 1401 – Harvest St. Drainage Issues*      Mr. Cox discussed the drainage concerns with the Board. Following discussion and review, upon a motion duly made and seconded, the Board unanimously approved Estimate 1401.

*Review Estimate 1402 – So. Ider St. Xeric Install*      Mr. Cox reviewed Estimate 1402 with the Board. Following review and discussion, the Board determined not to approve the estimate as they did not feel the proposal addressed the concern.

Other Landscape Matters      The Board discussed the landscaping adjacent to the Townhomes, the lack of maintenance and the dead trees. Ms. Rodau is working with the HOA to try to have the area addressed.

## **Legal Matters**

Consider Approval of Agreement with the City of Aurora for Snow Removal and Plowing Operations      The Board engaged in general discussion regarding the Agreement and requested that all street within the District be covered under the Agreement. No Board action taken.

Other Legal Matters      None.

## **District Management**

District Manager's Report and Status of Approved Work Orders      Ms. Rodau reviewed the management report with the Board noting she is awaiting an estimate to repair the vandalism damage on the Ant Hill at the park.

Discuss Community Events      Ms. Rodau discussed community events with the Board.

Review and Consider  
Approval of Work  
Orders/Proposals

*Consider Painting Estimate  
for Wheatlands Sign and Light  
Post*

The Board reviewed the proposal for painting the Wheatlands Sign and Light Post. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with a budget of \$900.00.

*Consider Proposal for Pool  
Fence Gate Repair*

Ms. Rodau informed the Board that the fence gate is now operational. The Board deferred consideration of the repair proposal.

Other District Management  
Matters

Ms. Rodau noted there are a lot of monument lights that are out that she is addressing. Director Bhatnagar asked if the lights could be changed to LED's. Ms. Rodau will request a proposal.

Ms. Rodau discussed getting a proposal for a new system upgrade to allow for remote key fob activation. The Board provided direction to request a proposal.

### **Capital Projects**

WPRA Recreation Facility  
Update

Director Barela provided an update on the facility.

Update on Entryway  
Enhancement Project (Cox  
Landscaping)

Mr. Cox reported the project is ahead of schedule and there have been no issues so far. Architerra will be helping to set the boulders on Monday. The punch list walkthrough will be occurring shortly.

Wheatlands Park Phase I -  
Warranty Period Ends August  
24, 2021

Ms. Dominguez stated Architerra will be scheduling the walk with Director Martin.

Update on Wheatlands Park  
Phase II (Architerra)

Ms. Dominguez noted she had met with the City and will be submitting the plans tomorrow. The City will then review and provide comments. The park CD's are also being finalized

### **Director's Items**

Review and Discuss Board  
Emails Received

None.

**Other Business**

The Board discussed a Neighborhood Watch presentation for next meeting; Councilmember Bergen may also be able to attend.

**Adjourn**

Director Romero stated this would be his last meeting, tendering his resignation due to his new work schedule.

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

Brooke Holliman (Aug 16, 2021 16:34 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 12<sup>th</sup> day of August, 2021.