

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 12, 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
Brooke Holliman

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; and homeowners.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Disclosure Matters

Ms. Murphy 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. Ms. Murphy 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

None.

Consent Agenda

The Board reviewed the items on the consent agenda. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were 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:

- July 8, 2021 Special Meeting minutes; and
- Claims Payable in the amount of \$278,914.41.

Covenant Enforcement/Design Review

Review Covenant
Enforcement Report

The Board reviewed the Operations Summary and Executive Report.

Financial Matters

Review and Consider
Acceptance of Unaudited
Financials for the period ended
June 30, 2021.

Mr. Gonzales reviewed the June 30, 2021 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Update on Xcel Powerline
Mitigation Payments

No update.

Other Financial Matters

None.

Legal Matters

Consider Approval of
Agreement with the City of
Aurora for Snow Removal and
Plowing Operations

Ms. Murphy presented the Agreement with the City of Aurora for Snow Removal and Plowing Operations to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement subject to the revisions discussed.

Review and Consider
Approval of Resolution
Designating the Location of
Regular Meetings

Ms. Murphy presented the Resolution Designating the Location of Regular Meetings to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Discussion of
Intergovernmental Agreement
Regarding Wheatlands
Recreation Center and
proposed Irrigation Water
Cooperation Agreement

The Board engaged in discussion and determined to: (1) request a submeter be installed so the District and Authority can track water usage; (2) further discuss whether the District or the Authority pays for the submeter; (3) further discuss whether the District or the Authority pays to maintain the submeter; (4) further discuss if there is an administrative fee to be charged by the District to the Authority

(5) divide water bills based on usage; (6) require landscape maintenance bills/contract be separate (i.e. one contract for the District, one contract for the Authority); (7) require snow removal bills/contract be separate (i.e. one contract for the District, one contract for the Authority); (8) fund irrigation water, landscape maintenance, and snow removal for the Authority until such time as the Authority is able to fund these items itself, not in perpetuity. The Board would like to attend the next Authority meeting to discuss in more detail.

Other Legal Matters None.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders The Board reviewed the landscape maintenance report.

Status of Master Tree Plan The Board deferred.

Review Water Usage Tracking Report The Board reviewed the report.

Review and Consider Approval of Work Orders/Proposals The Board deferred.

Other Landscape Matters The Board deferred.

District Management

Website Update Ms. Barela noted that clubhouse reservation and park reservation forms are on the website. The Board engaged in discussion regarding processing credit cards for online reservations.

District Manager's Report and Status of Approved Work Orders Ms. Rodau reviewed the management report with the Board noting pool hours will be extended until September 26th and she will continue to look into a permanent fixture/gazebo by the gate guard entrance and umbrellas for lifeguard stands.

Ms. Barela asked about monies available for the girls bathroom update. Mr. Gonzales said the numbers look good to move forward. Ms. Rodau said estimate received was for \$61,000. Following discussion, the Board authorized Ms. Barela and Ms. Martin to review and approve the final pool bathroom plans and engage Norton Building and Remodel to perform the work.

Ms. Holliman noted that the swim team is under the impression that their contract with the YMCA includes year round storage. Ms. Barela noted that she is not aware of any contract provision that allows the swim team storage onsite. Following discussion, the Board directed Ms. Rodau to ask the swim team to remove their items from the clubhouse.

Discuss Community Events Neighborhood Watch signs – The Board discussed proposed locations for installation of additional Neighborhood Watch signs.

Review and Consider
Approval of Work
Orders/Proposals Ms. Rodau presented a summary of past and upcoming events to the Board, no action taken.

System Upgrade to Allow for Remote Key Fob Activation Ms. Rodau discussed the system upgrade to allow for remote key fob activation with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the upgrade for an amount not to exceed \$1,000.

Proposal for Upgrading Lighting at Monuments to LED Ms. Rodau informed the Board she is waiting on a proposal for upgrading lighting at the monuments to LED.

Other District Management Matters Ms. Rodau explained the “safety break” policy in the pool which replaced “adult swim” and did not recommend returning to “adult swim”. During the “safety break” anyone can swim in the lap lane. The Board requested more information about this be distributed before the next swim season.

Capital Projects

WPRA Recreation Facility Update Ms. Barela noted programming is being expanded and more members are coming each month.

Update on Entryway Enhancement Project (Cox Landscaping) Ms. Barela noted the project has been completed according to Cox Landscaping and Architerra Group.

Wheatlands Park Phase I - Warranty Period Ends August 24, 2021 It was noted that water is pooling near the swings.

Update on Wheatlands Park Phase II (Architerra) No update.

Director's Items

Review and Discuss Board
Emails Received

The Board discussed an email received regarding solicitations. Ms. Rodau responded to the email, no Board action required.

Discuss September 15th
Special Meeting

The Board engaged in discussion regarding the meeting, meeting with Councilperson Francois Bergen and Neighborhood Watch. The Board engaged in discussion regarding the new projector and hybrid meeting format. Mr. Bhatnagar noted he would like to see a better solution for the September 15th meeting or consider delaying the meeting.

Other Business

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.


Kathy Barela (Sep 14, 2021 11:36 MDT)
Secretary for the Meeting

The foregoing minutes were approved on the 9th day of September, 2021.