

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: September 9, 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:

Kathy Barela  
Sameer Bhatnagar  
Brooke Holliman

Director Martin was absent and excused.

Also present were Clint C. Waldron and Laura S. Heinrich, 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 Landscaping; 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.

**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. 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. 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:

- August 12, 2021 Special Meeting minutes (as revised)
- Claims Payable in the amount of \$278,914.41
- Proposal from Insight for Computer Upgrade \$1,018.98
- Contract Agreement with Norton Building and Remodel for Girls Restroom Remodel
- Contract with Be Happy Interiors for Material Sourcing and Project Management for Restroom Remodel (with waiver of insurance requirement)

**Covenant Enforcement/Design Review**

Review Covenant Enforcement Report

Ms. Sulzle reviewed the Operations Summary and Executive Report with the Board and noted that fines are slightly higher this month as several violations have progressed and reported that over 300 fences have been re-stained.

**Financial Matters**

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

Mr. Gonzales reviewed the July 31, 2021 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Discuss Preliminary Assessed Value

Mr. Gonzales reviewed the 2021 Preliminary Assessed Valuation with the Board.

Update on Xcel Powerline Mitigation Payments

No update.

Other Financial Matters

The Board discussed scheduling a budget workshop for the latter part of October.

**Legal Matters**

Status of Snow Removal and Plowing Operations IGA with City of Aurora (To be discussed at the September 29th TAPS Council Policy Committee Meeting) Mr. Waldron provided the Board with an update.

Other Legal Matters None

**Landscape Maintenance**

Review Landscape Maintenance Report /Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report with the Board, noting that the French Drain is being installed and the Powhatan planting project will begin middle to late September.

Status of Master Tree Plan The Board reviewed the tree report provided by Tree Analysis. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for replanting dead, weak and missing trees, including dead Ash, but excluding live Ash.

Review Water Usage Tracking Report The Board reviewed the report.

Review and Consider Approval of Work Orders/Proposals The Board reviewed Estimate #1461 from Cox Professional Landscape Services LLC for Native Over-seeding west of S. Ider Street. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal. Mr. Cox noted this work will most likely take place in the spring.

Other Landscape Matters

*Discuss Water for Authority/Recreation Facility Site* The Board engaged in general discussion regarding the Recreation Center’s water usage and water system.

Director Holliman inquired about the trash and pet waste on the easement area on the north side adjacent to the Aurora Reservoir Section. Mr. Cox stated he will have the area cleaned up and will provide a proposal to over-seed and rock the area.

**District Management**

District Manager’s Report and Status of Approved Work Orders Ms. Rodau reviewed the management report with the Board.

Discuss Community Events

Ms. Rodau presented a summary of past and upcoming events to the Board, no action taken.

Review and Consider  
Approval of Work  
Orders/Proposals

*Proposal for Upgrading  
Lighting at Monuments to  
LED*

Ms. Rodau informed the Board that the electrical repair has been completed and she is waiting on a proposal for upgrading lighting at the monuments to LED.

*Proposal from American  
Awning and Patio Company  
for Entrance Awning and  
Drop Curtain with Pull Rope*

Ms. Rodau presented the proposal from American Awning and Patio Company for Entrance Awning and Drop Curtain with Pull Rope to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for an amount totaling \$7,053.

*Approval of Lights in  
Clubhouse*

Ms. Rodau discussed replacement of the lights in Clubhouse with LED lights. Following discussion, upon a motion duly made and seconded, the Board unanimously approved replacing the Clubhouse lights with LED lights.

*Discuss Gift Cards for District  
Events*

The Board engaged in general discussion.

Other District Management  
Matters

*Christmas Lighting*

The Board discussed the 2021 Holiday Lighting proposal. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the 2021 Holiday Lighting proposal in the amount of \$9,400.

*Lane Line Purchase*

The Board discussed the Lane Line purchase. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the purchase of a new Lane Line.

## **Capital Projects**

WPRA Recreation Facility  
Update

Park Phase I - Warranty Period

It was noted the Warranty walk has been completed and Architera is discussing with the Contractor. The Board asked about the drainage under the swings and spinner. Ms. Dominguez indicated she will discuss with the Contractor.

