

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: November 11, 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
Paulette Martin
Sameer Bhatnagar
Brooke Holliman
Jody Detmer

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, Cox Landscaping; and various residents and members of the public.

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	Various members of the public addressed the Board on the benefits of having the Swim team at Wheatlands.
Consent Agenda	<p>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 Proposal for Replacement of Lights in Clubhouse to LED was 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:</p> <ul style="list-style-type: none"> - October 14, 2021 Special Meeting minutes (with the revision noted by Director Barela) - Claims Payable in the amount of \$ 166,490.52
Consider Appointment of Secretary and Other Officers	Following discussion, upon a motion duly made and seconded, the Board elected Director Detmer as Secretary.
Discuss Snow Removal and Plowing Operations on City of Aurora Streets (LandTech)	Mr. Waldron provided an update on the District's request to remove snow on City Streets. Public Works has stated they need additional lead time in order to have an agreement with the District and put a snow removal program in place. Mr. Zand from LandTech introduced himself and his company to the Board. He noted that as it is late in the season, it would take a day or two after a snow event to plow. Following discussion, upon a motion duly made and seconded, the Board approved a contract with LandTech for snow removal operations.
Discuss Swim Team Contract	Director Holliman and Director Bhatnagar provided an update on the swim team contract negotiations. The Board discussed the compensation and the need for a YMCA staff member to be on-site to make sure the chemicals are checked and the facilities are clean.
Covenant Enforcement / Design Review	
Review Architectural Review and Covenant Enforcement Reports	Ms. Suzle reviewed the Operations Summary and Executive Summary Reports, as well as the fines collected with the Board, and noted there are currently 81 open violations and 12

architectural review requests have been received. The Board discussed the open painting violation. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement recommended by Altitude Law. Ms. Suzle informed the Board that the design review committee will be discussing changes to the guidelines with the District's covenant enforcement counsel.

Financial Matters

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

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

Conduct Public Hearing on
2021 Amended Budget

It was determined a public hearing was not necessary.

*Consider Adoption of
Resolution to Amend Budget*

It was determined a budget amendment was not necessary.

Conduct Public Hearing on
2022 Proposed Budget

Director Barela opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

*Consider Adoption of
Resolution Adopting Budget*

Mr. Gonzales reviewed the 2022 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 36.602 mills for the general fund, 27.755 in the debt service fund and 1.110 mills for contractual obligations.

Landscape Maintenance

Review Landscape
Maintenance Report /Status
of Approved Work Orders

Mr. Cox reviewed the landscape maintenance report with the Board and provided an update on the status of the following ongoing projects:

- Powhaton Project: Ongoing
- Tree project: Working with Mr. Howey. Evergreen trees to be planted in the spring

Review Water Usage
Tracking Report

Mr. Cox reviewed the report with the Board and engaged in general discussion.

Review and Consider
Approval of Work
Orders/Proposals

*Proposal from Cox for
Landscape Enhancements
(Tract B, Filing No. 7)*

The Board reviewed the proposal for Landscape Enhancements (Tract B, Filing No. 7) from Cox. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Proposal #1477.

Other Landscape Matters

Mr. Cox noted that he would like Bob Howey to manage the tree care contract this coming year, as the District's arborist.

Legal Matters

Consider Adoption of 2022
Annual Administrative
Resolution

Mr. Waldron presented the Board with the 2022 Annual Administrative Resolution for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the 2022 Annual Administrative Resolution

Discuss 2022 Insurance
Renewal

The Board reviewed the current general liability schedule and property schedule and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the general liability schedule and property schedules and authorized legal counsel to bind coverage.

Consider Approval of
Resolution Adopting A
Procurement Policy

Mr. Waldron discussed with the Board the Resolution Adopting a Procurement Policy. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Adopting A Procurement Policy.

Discuss and Consider
Approval of Stormwater
Maintenance Agreement with
the City of
Aurora

Mr. Waldron and the Board engaged in discussion regarding the Stormwater Maintenance Agreement with the City of Aurora. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Stormwater Maintenance Agreement between the City of Aurora, acting by and through its Utility Enterprise and the District.

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.

Discuss Community Events

Ms. Rodau provided an update on community events.

Review and Consider
Approval of Work
Orders/Proposals

None.

Other District Management
Matters

None.

Capital Projects

WPRA Recreation Facility
Update

Director Barela provided an update on membership numbers and status of the construction loan.

Park Phase I - Warranty and
Drainage

Previously discussed in Manager's Report.

Update on Wheatlands Park
Phase II (Architerra)

It was noted Architerra is still finalizing the construction documents, arewaiting for the subcontractors' drawings, and are still in the review period for the engineering submittal with the City.

Update on Restroom
Remodel

Previously discussed in Manager's Report.

Director's Items

Review and Discuss Board
Emails Received

None.

Discuss December Meeting

Following discussion, the Board determined to cancel the December 9, 2021 Meeting.

Other Director Items


None.

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.


Brooke Holliman (Feb 8, 2022 15:46 MST)

Secretary for the Meeting

The foregoing minutes were approved the 13th day of January, 2022.