

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 10, 2022 at 6:00 p.m., via teleconference.

Attendance

A special 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., and Erin Stutz, 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; Lesanne Dominguez, Architerra; and, Kevin Cox and Jerry Mannes, Cox Landscaping.

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.

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 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:

- January 13, 2022 Regular Meeting Minutes
- Claims Payable in the amount of \$74, 603.53
- Independent Contractor Agreement (Jellyfish Lighting Installation) with Big Fish Automation, d/b/a Jellyfish Lighting
- First Amendment to Independent Contractor Agreement (Tree Master Plan) with Tree Analysis Group, LLC
- Fourth Amendment to Independent Contractor Agreement (Landscape Maintenance and Snow Removal) with Cox Professional Landscape Services (Extending contract to April 30, 2023)
- First Amendment to Independent Contractor Agreement (Planning Services for Court Area Improvements) with The Architerra Group, Inc. (to add bid administration and construction administration)
- Resolution Designating the 24-Hour Posting Location

**Consider Award of
Contract for Wheatlands
Park Phase II, Authorize
Issuance of Notice of
Award and Notice to
Proceed**

Ms. Dominguez reviewed the bids received and the bid tabulation with the Board. Following discussion, upon a motion duly made and seconded, the Board approved awarding the contract for Wheatlands Park Phase II to Richdell, and authorized issuance of the Notice of Award and Notice to Proceed.

Ms. Dominguez reviewed the proposal from Recreation Plus/ICON for Phase II Park Shelters, in the amount of \$99,659.00 with the Board. Following discussion, upon a motion duly made and seconded, the Board approved the proposal.

Ms. Dominguez left the meeting.

**Covenant Enforcement /
Design Review**

Review Architectural Review

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board and informed the Board that

and Covenant Enforcement Reports information regarding design review requests would be included in the March newsletter.

Discuss Updates to Residential Improvement Guidelines Ms. Sulzle discussed the proposed updates to the Residential Improvement Guidelines related to signage, permanent decorative lighting, and painting. She indicated she will make the revisions discussed by the Board and circulate the updated guidelines to the Board for review at the March meeting.

Ms. Sulzle left the meeting.

Financial Matters

Review and Consider Acceptance of Unaudited Financials for the period ended December 31, 2021. Mr. Gonzales reviewed the December 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 District Credit Card Mr. Gonzales noted the application has been submitted to Wells Fargo Bank.

Consider Approval of Resolution Authorizing the Issuance of Credit Cards and Adopting a Credit Card Policy Mr. Waldron and Mr. Gonzales reviewed the proposed resolution and policy with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution, subject to a revision to Section 4.04 to only require receipts be submitted if there are any purchases.

Other Financial Matters None.

Landscape Maintenance

Review Landscape Maintenance Report /Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report with the Board and noted all work orders have been completed, other than some native seeding which will be completed in the spring. He mentioned additional winter watering may be needed in the coming weeks.

Review Water Usage Tracking Report Deferred.

Review and Consider Approval of Work Orders/Proposals None.

Other Landscape Matters None.

Legal Matters

Approval of Proposal from SWAP for Detention Pond Inspection and Maintenance Manual and Related Services

Mr. Waldron reviewed the proposal from Storm Water Asset Protection, LLC for Stormwater Maintenance Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

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

Ms. Rodau reviewed a proposal from Accent Electrical Services, Inc. to replace the current lamps at the Clubhouse with LED lamps. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Accent Electrical Services, Inc. in the amount of \$4,998.40

Ms. Rodau reviewed a proposals from Vortex Industries, Inc. to replace the lock on the Pool Fence. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Vortex Industries, Inc. in the amount of \$1,222.18.

Other District Management Matters

Ms. Rodau reviewed the proposed design from BeHappy Interiors to update the kitchen area and the proposed updates to the Clubhouse men's and women's bathrooms. Following discussion, due to the number of ongoing projects, the Board decided to table the proposals.

Capital Projects

WPRA Recreation Facility Update

No updates.

Update on Restroom Remodel

Previously discussed in Manager's Report.

Director's Items

Discuss Swim Team Contract

The Board reviewed and discussed the proposed contract. Following discussion, upon a motion duly made and seconded,

the Board unanimously approved the contract subject to final comments from Directors Bhatnagar and Holliman.

Review and Discuss Board
Emails Received

None.

Discuss Board Meetings

Following discussion, the Board determined to hold the March 10, 2022 meeting in-person.

Other Director Items


It was noted that 2022 Pool Waivers and a new calendar feature are now available on the website.

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 (Mar 25, 2022 22:55 GMT+1)
Secretary for the Meeting

The foregoing minutes were approved the 10th day of March, 2022.