

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: March 10, 2022 at 6:00 p.m., 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; and, Kevin Cox, 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.

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 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:

- February 10, 2022 Regular Meeting Minutes
- Claims Payable in the amount of \$205,522.92
- Ratify Contractor Agreement (Wheatlands Park Shelters A & B) with Icon Shelter Systems, Inc.
- Ratify Independent Contractor Agreement (Stormwater Maintenance Services)
- Ratify Contract with Vortex Industries, Inc. for Pool Fence Gate Lock Replacement
- Ratify Contract with Accent Electrical Services for Clubhouse Lamps Replacement
- Approval of Third Amendment to Independent Contractor Agreement (Pool Maintenance and Staffing) with the YMCA of Metropolitan Denver
- Ratify Independent Contractor Agreement with Mountain Alarm Fire & Security for Alarm Installation and Maintenance Services

**Covenant Enforcement /
Design Review**

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board and noted the majority of the violations are related to paint and holiday lighting.

Discuss Updates to Residential Improvement Guidelines

Ms. Sulzle reviewed the updated Residential Improvement Guidelines. The Board did not have any additional comments and directed Ms. Sulzle to send to the District's covenant attorneys for review and comment.

The Board discussed snow removal adjacent to mailbox kiosks. It was noted that the property owner adjacent to the street lawn is responsible for the snow removal on the sidewalk adjacent to the mailboxes. The Board requested Ms. Sulzle prepare a map of the mailbox locations.

Financial Matters

Review and Consider
Acceptance of Unaudited
Financials for the period
ended January 31, 2022.

Mr. Gonzales reviewed the January 31, 2022 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

Mr. Gonzales noted the credit cards have been received. The Board discussed the purchase of a terminal to set up and activate the Square system at the snack-shack. Following discussion, upon a motion duly made and seconded, the Board unanimously approved purchase of the terminal.

Mr. Gonzales noted the audit draft is in, and he's hoping to be able to present it to the Board at the next meeting.

Landscape Maintenance

Review Landscape
Maintenance Report /Status
of Approved Work Orders

Mr. Cox noted spring services have been initiated. It was noted that the sidewalk on Smoky Hill from Ider St to Wheatlands Parkway is not being plowed by the Wheatlands at Harvest Homeowner's Association. Ms. Rodau will contact them again.

Review Water Usage
Tracking Report

To be provided once the irrigation season starts.

Review and Consider
Approval of Work
Orders/Proposals

None.

Other Landscape Matters
Legal Matters

None.

May 2022 Election Update

Mr. Waldron provided an update to the Board on the May 3, 2022 election and indicated that UOCAVA ballots will be mailed Friday, March 18, 2022, and all other ballots will be mailed starting April 11, 2022; early counting may begin Monday, April 18, 2022; preliminary results will be available May 3, 2022; and final, uncertified results should be available May 11, 2022.

Wheatlands Sharks Swim
Team Contract Update

The Board discussed the proposed changes to the contract.

District Management

District Manager's Report

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. Barela noted the lighting in the entrance off of Wheatlands Parkway needs to be replaced to match the monument lights. Ms. Rodau will have it addressed.
Other District Management Matters	The Board discussed the purchase of a refrigerator for the kitchen. The Board directed the Fridge Committee (Directors Bhatnagar Barela) to make a final determination on the purchase of the fridge.

Capital Projects

Wheatlands Park Phase II – Update	Architerra provided the Board with an update by email which indicated they have been working with a contractor helping them secure permits. The contractor has stated that their subcontractor for earthwork cannot begin work until the middle part of April. After several conversations with Richdell to see if there was any way they could start sooner, it was determined it would be better to leave the park intact until work can be done in earnest. The contractor has assured Architerra that once they start work it will be consistent through the project end.
WPRA Recreation Facility	Ms. Barela provided an update, noting the Authority may look at refinancing options.
Murphy Creek Trail Grant	The Board discussed the City Grant for Murphy Creek Trail and authorized Director Martin to sign a support letter on behalf of District).

Director's Items

Review and Discuss Board Emails Received	None.
Discuss Next Board Meeting	Following discussion, the Board determined to hold the next meeting, April 14, 2022, in-person.
Other Director Items	The Board discussed posting meeting packets to the District's website and determined to post all future meeting packets ahead of the monthly 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.


Brooke Holliman (Apr 19, 2022 14:35 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 14th day of April, 2022.