

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 14, 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
Jody Detmer

Brooke Holliman was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Sharon Suzle, 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

Mr. Cline requested to use the Wheatlands Community Park or small park adjacent to the clubhouse for a fitness camp. The Board requested Mr. Cline complete the park reservation forms on the website and submit them for review and approval.

A homeowner noted that not all of the approved color schemes for house painting match with the existing stone or brick. She wanted to know if the Board could use a paint specialist to help select color schemes for the community. The Board noted the color palette was selected with the assistance of a paint specialist. The homeowners also expressed concern with the amount of vehicle theft occurring in the neighborhood, but wasn't sure whether security cameras or license plate readers would be effective, and isn't sure of a resolution. She also discussed a more active neighborhood watch system. Ms. Rodau provided background on what the District has looked at and discussed as far as cameras and neighborhood watch. The homeowner expressed interest in working with Ms. Rodau on the neighborhood watch program.

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:

- Approval of Minutes from March 10, 2022 Regular Meeting
- Approval/Ratification of Claims Paid in the amount of \$109,707.25
- Approval of Fifth Amendment to Independent Contractor Agreement with Cox Professional Landscape Services, LLC (Landscape Maintenance and Snow Removal) (to add additional site policing/trash pickup)

**Covenant Enforcement /
Design Review**

Review Architectural Review
and Covenant Enforcement
Reports

Ms. Suzle reviewed the operations summary and executive summary reports with the Board. She noted there have been a lot of home paint color change requests. The Board discussed

how to expedite the paint approval process, noting that the review process has been tedious as individuals are not submitting all of the required paperwork or using approved paint schemes. Ms. Suzle will direct homeowners to the approved paint schemes, and a reminder will be sent out in the newsletter.

Discuss Updates to
Residential Improvement
Guidelines

Ms. Suzle provided an update on the Residential Improvement Guidelines. After a review of the map and Board discussion, the Board determined to have the District provide snow removal in front of the mailbox kiosks, and to revise the guidelines accordingly. Ms. Suzle will research who is responsible for maintenance of the actual mailbox kiosks, the District or USPS, and provide the information to the Board.

Financial Matters

Review and Consider
Acceptance of Unaudited
Financials for the period
ended February 28, 2022.

Mr. Gonzales reviewed the February 28, 2022 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board accepted the financial statements.

Discuss 2021 Audit

Mr. Gonzales reviewed the draft 2021 audit report with the Board. Following discussion, upon a motion duly made and seconded, the Board accepted the draft 2021 audit report.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape
Maintenance Report /Status
of Approved Work Orders

Mr. Cox reviewed the landscape monthly status report with the Board. He noted that April has been busy with spring start-up activities. The detention ponds will also be cleaned this month.

Review and Consider
Approval of Work
Orders/Proposals

Mr. Cox discussed upgrading the irrigation controllers from 3G to 4G. The controller company will pay for the product, but the District will need to enter into a 3 year subscription plus labor, at a cost of nine thousand six hundred thirty two dollars (\$9,632.00). Following discussion, upon a motion duly made and seconded, the Board approved the work orders and proposals.

Discuss Landscape
Maintenance and Irrigation
along E. Smoky Hill Road
from S. Wheatlands Parkway
to S. Ider Street

The Board discussed the landscaping and irrigation along E. Smoky Hill Road from S. Wheatlands Parkway to S. Ider Street that is the responsibility of the HOA. The Board would like to enter into a license agreement to maintain the trees behind the S. Ider St. monument.

Mr. Cox will provide a proposal to Ms. Rodau for the sub-meter for the Smoky Hill landscaping irrigation that is the responsibility of the HOA.

Discuss Snow Removal Map	The Board discussed the landscape maintenance map. Director Barela will discuss the map with Mr. Cox and provide an updated map to the Board.
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Other Landscape Matters	None.
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Legal Matters

May 2022 Election Update	Mr. Waldron provided an update to the Board on the May 3, 2022 election.
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Review and Consider Approval of Consent to Transaction Based Conflict of Interest with Respect to the Issuance of Bonds by the South Aurora Regional Improvement Authority	Mr. Waldron discussed the proposed consent with the Board, and advised them that as he is not independent with respect to the consent, the Board should consider having independent counsel review the consent. The Board declined. Following discussion, upon a motion duly made and seconded, the Board approved consent to Transaction based conflict of interest with Respect to the Issuance of Bonds by the South Aurora Regional Improvement Authority.
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Review and Consider Special Bond Fee Disclosure for Services in Connection with the Issuance of Bonds by the South Aurora Regional Improvement Authority	Mr. Waldron reviewed with the Board. He stated that as he is not independent with respect to the Bond Fee Disclosure, the Board is advised to have independent counsel review. The Board declined. Following discussion, upon a motion duly made and seconded, the Board approved the special bond fee disclosure for services in Connection with the Issuance of Bonds by the South Aurora Regional Improvement Authority.
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District Management

District Manager's Report	Ms. Rodau reviewed the management report with the Board.
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Review and Consider Approval of Work Orders/Proposals	None.
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Other District Management Matters	The Board discussed amending the clubhouse rental contract violation amounts. Ms. Rodau will revise the agreement and it will be added to the next agenda.
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Capital Projects

Wheatlands Park Phase II – Update Mr. Waldron noted the notice to proceed was issued today, and Architerra let him know that construction is scheduled to begin in the next couple of weeks. The committee (Director Detmer and Director Holliman) provided an update on the preconstruction meeting.

WPRA Recreation Facility Mr. Cox provided an update on the YMCA irrigation system. He stated the irrigation consultant, Hydro Systems, is putting together a proposal to utilize the District's landscape water rather than the YMCA's domestic water. Mr. Cox will confirm who is responsible for the irrigation start-up at the YMCA. The Board also discussed marketing and asked that a membership report be provided.

Discuss Letter of Support for City of Aurora's ACOS Grant for the Murphy Creek Trail Extension and Consider Financial Contribution The Board discussed the project and the letter of support, and the financial contribution the board would like to make towards the project. The Board determined to evaluate a potential financial contribution at a future meeting.

Director's Items


Review and Discuss Board Emails Received None.

Other Director Items None.

Other Business None.

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 (May 15, 2022 07:22 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 12th day of May, 2022.