

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: May 12, 2022 at 6:00 p.m., at the Wheatlands Clubhouse  
6601 S. Wheatlands Parkway, Aurora, Colorado

**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  
Rodney DeWalt  
Brooke Holliman

Also present were Clint C. Waldron, Esq. and Erin Stutz, Esq. White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales and James Shultz, Marchetti & Weaver, District Accountant; Sharon Suzle, AMI - Advanced Management, LLC; Isabell Rodau and Beau Nelson, 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.

**Consider Election of Officers** The Board discussed the election of officers. Following discussion, upon motion duly made and seconded, the Board elected officers as follows:

- Director Paulette Martin – President
- Director Brooke Holliman – Secretary
- Director Kathy Barela – Treasurer
- Director Rodney DeWalt – Assistant Secretary
- Director Sameer Bhatnagar – Assistant Treasurer

**Public Comment** None.

**Introductions of Board and Consultants** The Board and District consultants introduced themselves.

**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. Director DeWalt asked for additional information regarding items b, d, and e. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from April 14, 2022 Regular Meeting
- c. 2022 Updated Clubhouse Rental Agreement

The Board discussed the items removed from the consent agenda. Following discussion, upon a motion duly made and seconded, the following items removed from the consent agenda were unanimously approved, ratified and adopted:

- b. Claims Paid in the amount of \$43,709.92
- d. Change Order No. 1 to Construction Contract with Richdell Construction, Inc.
- e. Stormwater Maintenance Agreement with the City of Aurora, acting by and through its Utility Enterprise (Tract F, Filing No. 4; Tract C, Filing No. 6; and Tract B, Filing No. 12)

## **Urban Soccer Fields**

Mr. Nelson from the YMCA discussed the proposed Urban Soccer Fields turf fields at the recreation facility as part of phase II. The Board generally discussed the proposal. After discussion, the Board approved a committee of Director Barela and Director Holliman to bring back information to the Board. The Board will hold a special meeting next week via zoom to discuss the findings and consider moving forward.

## **Covenant Enforcement / Design Review**

Review Architectural Review and Covenant Enforcement Reports Ms. Suzle reviewed the architectural review and covenant enforcement reports with the Board. The Board discussed outstanding violations.

Discuss Updates to Residential Improvement Guidelines Ms. Suzle noted the updated Residential Improvement Guidelines have been reviewed by Altitude Law, and they didn't have any additional comments. Following discussion, upon motion duly made and seconded, the Board approved the updated Residential Improvement Guidelines

## **Financial Matters**

Review Unaudited Financial Statements for the period ended March 31, 2022 Mr. Gonzales reviewed the March 31, 2022 unaudited financial statements.

Other Financial Matters The Board discussed adding a signer to the bank accounts. Following discussion, upon motion duly made and seconded, the Board approved Director DeWalt as a signer on the District bank accounts. Mr. Gonzales noted Mr. Schultz will be attending the meetings going forward and will be the primary contact for the District.

## **Landscape Maintenance**

Review Landscape Maintenance Report and Status of Approved Work Orders Mr. Cox reviewed the landscape maintenance report, noting they are up to date on all services. He noted they are waiting on parts to install the 4G irrigation upgrade. He also noted they started working on the detention ponds. He stated the snow removal map is still being generated.

Review and Consider Approval of Work Orders/Proposals The Board discussed the proposal from Cox for landscape maintenance at the Wheatlands Park and Recreation Facility. He noted the native areas are under warranty for three years.

Following discussion, upon a motion duly made and seconded, the Board approved the work proposal.

Other Landscape  
Maintenance Matters

Mr. Cox discussed the water tap at the WPRA facility with the Board. Ms. Armitage is working on the tap with the City.

Tree Plan

Mr. Cox provided an update on the tree replacement plan and tree care plan. Mr. Howey had reached out to Mr. Cox to see if Mr. Cox could provide the tree spray this year. Mr. Cox noted that the sub-contractor is not able to provide the services as he is already booked. The Board discussed the division of labor between Mr. Cox and Mr. Howey. The Board would like Mr. Howey to include Ms. Rodau on all emails. Following discussion, upon a motion duly made and seconded, the Board authorized Mr. Rodau to authorize tree spraying after a conversation with Mr. Howey.

### **Legal Matters**

Other Legal Matters

Mr. Waldron discussed Board training. Director DeWalt would like to participate in a Board meeting orientation.

### **District Manager's Report**

Review and Consider  
Approval of Work  
Orders/Proposals

Ms. Rodau reviewed the district manager's report.

Submeter for Association  
Water Usage Tracking – Cox  
Estimate 1506

Mr. Cox reviewed the proposal for the sub-meter to track the water being used by the Villas at Wheatlands HOA. Following discussion, upon a motion duly made and seconded, the Board approved the estimate.

Consider Request for  
Seasonal Permit for Park  
Usage

Ms. Rodau reviewed the request for a seasonal permit for Camp Gladiator. Following discussion, upon motion duly made and seconded, the Board denied the request.

Discuss Safety and Loss  
Grant Allocation

Ms. Rodau stated the Safety & Loss Grant has been submitted and approved.

Discuss Sponsorship Policy

Ms. Rodau discussed a potential sponsorship policy. The Board discussed and determined that a full sponsorship policy was not needed at this time. The Board requested Ms. Rodau work with legal counsel to draft a policy statement.

Aurora Y program Revenue  
Breakdown

Ms. Rodau reviewed the revenue breakdown from YMCA programs offered at the WPRA facility.

Other District Management Matters      The Board engaged in a general discussion regarding a “Poster My Wall” subscription. Following discussion, upon a motion duly made and seconded, the Board approved a “Poster My Wall subscription.

**Capital Projects**

Wheatlands Park Phase II –      The Board reviewed the email update from Ms. Dominguez. The Board also discussed the Park Committee and asked Mr. Detmer if he would like to remain on the committee. He stated he would like to stay on the committee. The committee will remain Director Holliman and Ms. Detmer.

**Director Items**

SARIA      Deferred.

WPRA Recreation Facility      Deferred.

Review and Discuss Board Emails      Received  
([board@wheatlandsmetro.org](mailto:board@wheatlandsmetro.org))

Other Director Items      None.

**Other Business**      It was noted that Director Barela will not be at the June Meeting.

**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 (Jun 21, 2022 14:04 MDT)

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Secretary for the Meeting

The foregoing minutes were approved the 9<sup>th</sup> day of June, 2022.