

**WHEATLANDS METROPOLITAN DISTRICT**

**REGULAR MEETING**

Wheatlands Clubhouse

6601 S. Wheatlands Parkway, Aurora

July 14, 2022 at 6:00 p.m.

[www.wheatlandsmetro.org](http://www.wheatlandsmetro.org)

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Paulette Martin, President	Term to May 2023
Kathy Barela, Treasurer	Term to May 2025
Rodney DeWalt, Assistant Secretary	Term to May 2023
Sameer Bhatnagar, Assistant Treasurer	Term to May 2023
Brooke Holliman, Secretary	Term to May 2025

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**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum/ Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
5. Consent Agenda –The items listed below are a group of items to be approved with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
  - a. Approval of Minutes from June 9, 2022 Regular Meeting and June 23, 2022 Special Meeting
  - b. Approval/Ratification of Claims Paid in the amount of \$271,682.19
6. Financial Matters
  - a. Review Unaudited Financial Statements for the period ended May 31, 2022
  - b. Conduct Public Hearing on 2022 Amended Budget
    - i. Consider Adoption of Resolution Adopting 2022 Amended Budget
  - c. Other Financial Matters
7. Landscape Maintenance
  - a. Review Landscape Maintenance Report and Status of Approved Work Orders
  - b. Review and Consider Approval of Work Orders/Proposals
  - c. Discuss Wheatlands 2022 Tree Planting and Warranty Replacement List and Review and Consider Approval for Tree Replacement
  - d. Discuss Entryway Planting Warranty Walk and Punchlist
  - e. Other Landscape Maintenance Matters
8. Legal Matters

- a. Other Legal Matters
- 9. District Management
  - a. District Manager's Report
  - b. Review and Consider Approval of Work Orders/Proposals
  - c. Discuss Surveillance Camera Installation by Clubhouse Dumpster
  - d. Other District Management Matters
- 10. Capital Projects
  - a. Wheatlands Park Phase II Update
  - b. WPRA Facility - Urban Soccer Fields Update
  - c. WPRA Facility – Water Usage Billing
- 11. Director's Items
  - a. SARIA Update
  - b. Review and Discuss Board Emails Received  
([board@wheatlandsmetro.org](mailto:board@wheatlandsmetro.org))
  - c. Other Director Items
- 12. Other Business

13. Adjourn

2022 Regular Meetings	Location
Second Thursday of each month @ 6:00 p.m.	Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 9, 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:

Paulette Martin  
Sameer Bhatnagar  
Rodney DeWalt

*Kathy Barela and Brooke Holliman were excused absent.*

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Rick Gonzales and James Shultz, Marchetti & Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; Michael Scotto D-Abbusco, Urban Soccer Park; and Bob Howey, Tree Analysis Group.

**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.

**WPRA Facility - Urban Soccer Fields**

Mr. D'Abbusco provided an update on the site visit and cost estimate. He noted that they had received initial contractor proposals for site work included a crushed rock base and concrete perimeter. The cost came in at about \$65,000 - \$70,000 for the site work. Director DeWalt asked about the turf surfacing, and how hard the flooring is. Mr. D'Abbusco noted there are two options, and the current proposal includes one field of each, one with a harder surface, and the larger field with a more traditional turf feel. Mr. D'Abbusco also addressed sponsorship opportunities and the potential revenue. Director DeWalt asked for information about the branding boards and bleacher capacity. Mr. D'Abbusco also noted the lighting is dark sky compliant. Director Bhatnagar asked about ongoing maintenance. Mr. D'Abbusco stated the maintenance is minimal, generally in the \$2,500 range. The Board discussed the cost of a traditional turf field. The Board would like to schedule a budget hearing for the next board meeting to appropriate funds for the project.

**District Management****District Manager's Report**

Ms. Rodau reviewed the district manager's report.

**Review and Consider  
Approval of Work  
Orders/Proposals**

None.

**YMCA May Membership**

Ms. Rodau reviewed the May membership report. She also provided an update on the new recreation facility signage. She stated flyers have gone out to several of the surrounding communities to promote the recreation facility.

**Other District Management  
Matters**

The architect will have revised kitchen drawings ready for the next meeting.

**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 requested to be 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 May 12, 2022 and May 18, 2022 Regular Meeting
- Approval/Ratification of Claims Paid in the amount of \$267,157.63
- Approval of Amended and Restated Resolution of the Board Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
- Approval of Access and Maintenance Easement Agreement (Monument Parcel)
- Approval of Water Use Agreement with Villas HOA Regarding Irrigation Water

Discussion with District Arborist - Tree Analysis Group (Bob Howey)

Mr. Howey provided an update on the services he is providing with respect to the trees. Mr. Howey will be conducting a tree audit to identify any trees that should be replaced under Cox's warranty. He will also be looking at the property to determine where additional trees should be planted. He noted the pruning estimate came in at about \$55,000 for a three-year tree pruning plan. Mr. Howey will be meeting with Arborscape to develop a refined plan and to get a revised cost estimate for the Board's review. Mr. Howey noted trees should be pruned every 3-5 years. Mr. Howey noted that the tree spraying did not occur in May. Mr. Howey did like to see the spraying take place in late April or early May, rather than mid-May. Mr. Howey and Mr. Cox will have the Tree Audit and pricing for July meeting. Mr. Howey is anticipating having a pruning proposal for August. Mr. Howey will also be conducting soils samples to help determine how best to care for the trees, and also help inform tree species selection.

### **Covenant Enforcement/Design Review**

Review Architectural Review and Covenant Enforcement Reports

The Board reviewed the architectural review and covenant enforcement reports.

### **Financial Matters**

Review Unaudited Financial Statements for the period ended April 30<sup>th</sup>, 2022

Mr. Shultz reviewed the April 30, 2022 unaudited financial statements. Following discussion, upon motion duly made and seconded, the Board approved the financial statements.

Other Financial Matters	None.
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### **Landscape Maintenance**

Review Landscape Maintenance Report and Status of Approved Work Orders	Mr. Cox reviewed the landscape maintenance report. Mr. Cox provided an update on the Recreation Facility tap. He noted that Hydro Systems is still working on this with the City of Aurora. He also noted that the detention pond cleanout has been more work than anticipated, and the work has not yet been completed. Mr. Cox will be requesting additional funding to complete the woody plant removals. Mr. Cox noted the playground is getting a lot of use, and there have been minor incidents of vandalism.
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Review and Consider Approval of Work Orders/Proposals	None.
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Other Landscape Maintenance Matters	None.
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### **Legal Matters**

Other Legal Matters	None.
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### **Capital Projects**

Wheatlands Park Phase II	The Board discussed the perimeter safety fence and asked if it could adjusted to either allow full use of the sidewalk or close the sidewalk completely.
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### **Director's Items**

SARIA Update General discussion	The Board requested Mr. Waldron submit a letter to SARIA on behalf of the board regarding the last ten year mill levy commencement and amount.
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Review and Discuss Board Emails Received	None.
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Other Director Items	None.
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<b>Other Business</b>	None.
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**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.

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Secretary for the Meeting

The foregoing minutes were approved the 14<sup>th</sup> day of July, 2022.

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 23, 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:

Paulette Martin  
Sameer Bhatnagar  
Rodney DeWalt  
Brooke Holliman

*Kathy Barela was excused absent.*

Also present were Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti & Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; Michael D'Abbusco, Urban Soccer Park.

**Call to Order**

It was noted that a quorum of the Board was present and the meeting was called to order.

**Disclosure Matters**

Ms. Stutz 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. Ms. Stutz 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.



<b>Agenda</b>	The Board reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda, as amended.
<b>Public Comment</b>	None.
<b>Discuss Urban Soccer Fields Proposal</b>	Mr. D'Abbusco presents proposal. Director DeWalt asks about flexible costs in the proposal. Mr. D'Abbusco notes everything is interchangeable. He notes sponsorship is an advantage for costs and there are few fields like this in the area. Director DeWalt requests clarification on alternative field options. Ms. Rodau notes a traditional field was quoted. Director DeWalt requests clarification on the amounts in the quote. Following discussion, upon motion duly made and seconded, the Board unanimously approved moving forward with the project. Ms. Stutz notes next steps are to work on contracting the project.
Parking	Ms. Rodau noted parking is part of Phase II Improvements and should not be an impediment to the project.
Water Tap Pricing	Ms. Rodau presented the proposal. The Board discusses options and determines there is a surplus in reserve amount budgeted for the tap that could be applied to another project.
Budget Amendment	Deferred to next meeting.
<b>Management Items</b>	
Request for Better WiFi at the Pool	Ms. Rodau noted a resident has requested better WiFi at the pool. The Board engaged in a general discussion. No action taken at this time.
<b>Other Business</b>	Director Bhatnagar advised the Board he would like to discuss fencing options with Cox. Director Bhatnagar to discuss options with Cox and present at next meeting.
<b>Adjourn</b>	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.
	<hr/> Secretary for the Meeting
	The foregoing minutes were approved the 14 <sup>th</sup> day of July, 2022.



**Wheatlands Metropolitan District**  
**Claims Paid**  
**June 1 through June 30, 2022**

	Type	Date	Memo	Amount
<b>American Conservation &amp; Billing Solutions</b>				
	Bill Pmt -Check	06/14/2022	May 2022 Billing Services	-3,582.00
				<b>-3,582.00</b>
<b>American Eagle Protective Services LLC</b>				
	Bill Pmt -Check	06/29/2022	May 2022 Security Service Provided	-250.00
				<b>-250.00</b>
<b>AMI</b>				
	Bill Pmt -Check	06/14/2022	Covenant Compliance	-3,710.00
				<b>-3,710.00</b>
<b>AMS</b>				
	Bill Pmt -Check	06/30/2022	May 2022 HVAC Maintenance	-185.00
				<b>-185.00</b>
<b>Around the Corner Handyman LLC</b>				
	Bill Pmt -Check	06/02/2022	Handyman Services	-150.00
	Bill Pmt -Check	06/02/2022	Handyman Services	-150.00
	Bill Pmt -Check	06/14/2022	Handyman Services	-475.63
	Bill Pmt -Check	06/14/2022	Handyman Services	-112.50
	Bill Pmt -Check	06/23/2022	Handyman Services	-187.50
	Bill Pmt -Check	06/30/2022	Handyman Services	-75.00
	Bill Pmt -Check	06/30/2022	Handyman Services	-174.54
				<b>-1,325.17</b>
<b>Aurora Water</b>				
	Bill Pmt -Check	06/29/2022	Water Service 05/05/2022 - 06/06/2022	-28,706.97
				<b>-28,706.97</b>
<b>Cintas Fire 636525</b>				
	Bill Pmt -Check	06/14/2022	2022 Fire Safety Inspection	-174.24
				<b>-174.24</b>
<b>Colorado Lighting, Inc.</b>				
	Bill Pmt -Check	06/07/2022	May 8, 2022 Inspection Fee	-50.00
				<b>-50.00</b>
<b>Cox</b>				
	Bill Pmt -Check	06/02/2022	Irrigation & Landscaping Services	-38.20
	Bill Pmt -Check	06/02/2022	Irrigation & Landscaping Services	-1,270.00
	Bill Pmt -Check	06/02/2022	Irrigation & Landscaping Services	-145.17
	Bill Pmt -Check	06/03/2022	Irrigation & Landscaping Services	-25.60
	Bill Pmt -Check	06/07/2022	Irrigation & Landscaping Services	-95.02
	Bill Pmt -Check	06/14/2022	Irrigation & Landscaping Services	-3,175.00
	Bill Pmt -Check	06/14/2022	Irrigation & Landscaping Services	-39.50
	Bill Pmt -Check	06/14/2022	Irrigation & Landscaping Services	-2,320.00
	Bill Pmt -Check	06/14/2022	Irrigation & Landscaping Services	-315.05
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-25.60
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-14.30
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-208.31
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-362.77
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-1,440.00
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-3,780.00
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-1,223.31
	Bill Pmt -Check	06/16/2022	Irrigation & Landscaping Services	-494.86
				<b>-14,972.69</b>

**Wheatlands Metropolitan District**  
**Claims Paid**  
**June 1 through June 30, 2022**

Type	Date	Memo	Amount
<b>Dazzio &amp; Associates, PC</b>			
Bill Pmt -Check	06/14/2022	2021 Audit of Financials	-5,000.00
			<u>-5,000.00</u>
<b>General Air Service &amp; Supply</b>			
Bill Pmt -Check	06/30/2022	Recharging of Liquid CO2	-165.03
			<u>-165.03</u>
<b>Hillyard - Denver</b>			
Bill Pmt -Check	06/14/2022	Janitorial Supplies	-183.58
			<u>-183.58</u>
<b>Marchetti &amp; Weaver, LLC</b>			
Bill Pmt -Check	06/23/2022	May 2022 Accounting Services	-4,333.25
	06/27/2022	May 2022 Accounting Services	-6,877.07
			<u>-11,210.32</u>
<b>Mountain Alarm Security</b>			
Bill Pmt -Check	06/02/2022	June - August Alarm Service & Monitoring	-192.30
			<u>-192.30</u>
<b>Norton Building and Remodel Inc</b>			
Bill Pmt -Check	06/02/2022	Final Payment for Bathroom Remodel	-23,043.00
			<u>-23,043.00</u>
<b>ProSec Integration, LLC</b>			
Bill Pmt -Check	06/02/2022	05/12/2022 Review of Video Footage of Vandalism	-267.00
			<u>-267.00</u>
<b>Richdell Construction, Inc.</b>			
Bill Pmt -Check	06/27/2022	May 2022 Park Phase II Work	-112,268.39
			<u>-112,268.39</u>
<b>So. Aurora Regional Improvement Authority</b>			
Bill Pmt -Check	06/23/2022	April & May 2022 ARI Mill Levy Tax Distributions	-11,235.26
			<u>-11,235.26</u>
<b>Storm Water Asset Protection, LLC</b>			
Bill Pmt -Check	06/30/2022	I&M Plan Setup	-1,465.00
			<u>-1,465.00</u>
<b>Waste Management of Denver</b>			
Bill Pmt -Check	06/14/2022	June 2022 Residential Trash Removal	-12,685.90
Bill Pmt -Check	06/26/2022	June 2022 Pool Dumpster Rental	-53.22
			<u>-12,739.12</u>
<b>Wells Fargo Credit Card</b>			
Bill Pmt -Check	06/23/2022	Community Events	-1,598.39
			<u>-1,598.39</u>
<b>White Bear Ankele</b>			
Bill Pmt -Check	6/23/2022	May 2022 Legal Services Provided for Collections	-25.00
Bill Pmt -Check	6/23/2022	May 2022 Legal Services Provided	-14,462.33
			<u>-14,487.33</u>
<b>XCEL Energy</b>			
Bill Pmt -Check	6/7/2022	April & May 2022 Electric Utility	-2,205.01
Bill Pmt -Check	6/29/2022	May 2022 Electric Utility	-3,416.39
			<u>-5,621.40</u>
<b>YMCA of Metropolitan Denver</b>			
Bill Pmt -Check	6/30/2022	April 2022 Management Fee	-18,075.00
Bill Pmt -Check	6/30/2022	Expenses for Community Events & Cleaning Services	-1,175.00
			<u>-19,250.00</u>
		Total Claims Paid	<u><u>-271,682.19</u></u>

**Wheatlands Metropolitan District  
Statement of Net Position**

	May 31, 2022						
			Special	Special	Special	Fixed Assets	
	Debt	Revenue ARI	Revenue	Revenue	Revenue	& LTD	
	General Fund	Service Fund	Fund	Operations Fund	Park Fund		TOTAL
<b>ASSETS</b>							
<b>CASH</b>							
CSAFE	4,341,249	-	-	-	-	-	4,341,249
Wells Fargo	140,425	-	-	-	-	-	140,425
Wells Fargo-Merchant Software	99	-	-	-	-	-	99
CSB&T - Series 2015 Bond Fund	-	1,210,509	-	-	-	-	1,210,509
Pooled Cash Allocation	(456,788)	-	(2,230)	352,291	106,726	-	-
<b>TOTAL CASH</b>	<b>4,024,985</b>	<b>1,210,509</b>	<b>(2,230)</b>	<b>352,291</b>	<b>106,726</b>	<b>-</b>	<b>5,692,282</b>
<b>OTHER CURRENT ASSETS</b>							
Due from County Treasurer	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	10,776	24,247	-	35,024
Accounts Receivable - Builder	-	-	-	-	-	-	-
Accounts Receivable - Other	-	-	-	-	-	-	-
Property Taxes Receivable	697,737	529,090	21,160	-	-	-	1,247,988
Prepaid Expenses	-	-	-	-	-	-	-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>697,737</b>	<b>529,090</b>	<b>21,160</b>	<b>10,776</b>	<b>24,247</b>	<b>-</b>	<b>1,283,011</b>
<b>FIXED &amp; OTHER NON-CURRENT ASSETS</b>							
Construction In Progress	-	-	-	-	-	251,460	251,460
Land	-	-	-	-	-	-	-
Capital Assets, Net of Depreciation	-	-	-	-	-	4,142,820	4,142,820
Prepaid Bond Insur-Net of Amortization	-	-	-	-	-	172,834	172,834
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,567,114</b>	<b>4,567,114</b>
<b>TOTAL ASSETS</b>	<b>4,722,723</b>	<b>1,739,600</b>	<b>18,930</b>	<b>363,068</b>	<b>130,973</b>	<b>4,567,114</b>	<b>11,542,408</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>							
<b>CURRENT LIABILITIES</b>							
Accounts Payable	269,343	-	-	-	-	-	269,343
WPRA Fee Payable	-	-	-	-	-	-	-
Accrued Expenses	-	-	(2,230)	-	-	-	(2,230)
Director's Fees Payable	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	-	-
Century Communities Deposit	-	-	-	-	-	-	-
Prepaid Fees	-	-	-	13,766	30,973	-	44,739
<b>TOTAL CURRENT LIABILITIES</b>	<b>269,343</b>	<b>-</b>	<b>(2,230)</b>	<b>13,766</b>	<b>30,973</b>	<b>-</b>	<b>311,852</b>
<b>DEFERRED INFLOWS</b>							
Deferred Property Taxes	697,737	529,090	21,160	-	-	-	1,247,988
<b>TOTAL DEFERRED INFLOWS</b>	<b>697,737</b>	<b>529,090</b>	<b>21,160</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,247,988</b>
<b>LONG-TERM LIABILITIES</b>							
Accrued Interest	-	-	-	-	-	80,748	80,748
Bonds Payable - Series 2015	-	-	-	-	-	23,095,000	23,095,000
Bond Premium, Net of Amortization	-	-	-	-	-	323,511	323,511
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,499,259</b>	<b>23,499,259</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>967,080</b>	<b>529,090</b>	<b>18,930</b>	<b>13,766</b>	<b>30,973</b>	<b>23,499,259</b>	<b>25,059,099</b>
<b>NET POSITION</b>							
Net Investment in Capital Assets	-	-	-	-	-	4,394,280	4,394,280
Amount to be Provided for Debt	-	-	-	-	-	(23,326,425)	(23,326,425)
Nonspendable	-	-	-	-	-	-	-
Restricted For Debt	-	1,210,509	-	-	-	-	1,210,509
Restricted For Emergencies	81,700	-	-	8,900	21,370	-	111,970
Restricted For ARI	-	-	-	-	-	-	-
Assigned for Capital Replacements	2,947,385	-	-	-	-	-	2,947,385
Assigned for Next Year Budget Deficit	-	-	-	-	-	-	-
Unassigned	726,557	-	-	340,402	78,630	-	1,145,589
<b>TOTAL NET POSITION</b>	<b>3,755,642</b>	<b>1,210,509</b>	<b>-</b>	<b>349,302</b>	<b>100,000</b>	<b>(18,932,145)</b>	<b>(13,516,691)</b>
	=	=	=	=	=	=	=

Wheatlands Metropolitan District  
Statement of Revenues, Expenditures, &  
Changes In Fund Balance  
For the Period Indicated

Modified Accrual Basis

Print Date: 7/7/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 05/31/22 Actual	YTD Thru 05/31/22 Budget	Variance Positive Negative
<b>PROPERTY TAXES</b>							
<b>Assessed Valuation</b>	44,752,801	47,276,236	47,276,236	47,276,236			
<b>Mill Levy</b>							
General Fund	36.617	36.602	36.602	36.602			
Debt Service Fund	27.740	27.755	27.755	27.755			
SARIA Fund	1.110	1.110	1.110	1.110			
Total mill levy	65.467	65.467	65.467	65.467			
<b>Property Taxes Levied</b>							
General Fund	1,638,713	1,730,405	1,730,405	1,730,405			
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152			
SARIA Fund	49,676	52,477	52,477	52,477			
	2,929,832	3,095,033	3,095,033	3,095,033			
<b>Less Provision For Uncollectible</b>		=	=				
General Fund	-	-	-	-			
Debt Service Fund	-	-	-	-			
SARIA Fund	-	-	-	-			
	-	-	-	-			
<b>Budgeted Property Taxes</b>							
General Fund	1,638,713	1,730,405	1,730,405	1,730,405			
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152			
SARIA Fund	49,676	52,477	52,477	52,477			
	2,929,832	3,095,033	3,095,033	3,095,033			
<b>BUILDOUT &amp; SALES</b>							
<b>Vacant Lots</b>							
Beginning of Period							
New							
Sold / Now a Residential Unit Richmond							
Sold / Now a Residential Unit Elacora							
End of Period	-	-	-	-			
<b>Residential Units</b>							
Beginning of Period	1,053	1,053	1,053	1,053			
New - Richmond	-	-	-	-			
New - Elacora	-	-	-	-			
New - Lokal (31 bldgs./93 units planned)	-	-	-	-			
Other	-	-	-	-			
End of Period	1,053	1,053	1,053	1,053			
<b>Apartments</b>							
Beginning of Period	338	338	338	338			
Additions	-	-	-	-			
Other	-	-	-	-			
End of Period	338	338	338	338			
<b>Sales</b>							
First time sales	-	-	-	-			
Re-sale	60	60	60	60			
	60	60	60	60			

Wheatlands Metropolitan District  
Statement of Revenues, Expenditures, &  
Changes In Fund Balance  
For the Period Indicated

Modified Accrual Basis

Print Date: 7/7/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 05/31/22 Actual	YTD Thru 05/31/22 Budget	Variance Positive (Negative)
<b>GENERAL FUND</b>							
<b>REVENUE</b>							
Property taxes	1,638,713	1,730,405	1,730,405	1,730,405	1,032,667	1,038,243	(5,576)
Abatements	-	-	-	-	-	-	-
Specific ownership taxes	114,887	121,128	121,128	112,476	37,196	40,376	(3,181)
Interest income	2,155	3,000	3,000	10,000	5,931	1,250	4,681
Other income	3,101	-	-	1,804	1,804	-	1,804
<b>TOTAL REVENUE</b>	<b>1,758,856</b>	<b>1,854,533</b>	<b>1,854,533</b>	<b>1,854,685</b>	<b>1,077,598</b>	<b>1,079,869</b>	<b>(2,271)</b>
<b>EXPENDITURES</b>							
Accounting - contract	61,755	66,400	66,400	66,400	27,000	27,667	667
Accounting - special projects	3,017	6,400	6,400	12,000	3,554	2,667	(887)
Audit	5,000	5,800	5,800	5,000	5,000	5,800	800
County treasurer's fees	24,594	25,956	25,956	25,956	15,491	15,574	83
Director's fees	6,577	12,000	12,000	12,000	-	-	-
Director expenses and equipment	25	2,500	2,500	2,500	-	1,042	1,042
Election	109	2,500	35,000	35,000	31,769	2,500	(29,269)
Insurance & bonds	3,836	4,100	4,100	5,659	5,659	4,100	(1,559)
Legal - contract	62,471	67,900	67,900	67,900	25,783	28,292	2,509
Legal - special projects	124	5,000	5,000	5,000	-	2,083	2,083
Bank Charges	-	-	-	-	-	-	-
Miscellaneous	2,000	4,000	4,000	4,000	-	1,667	1,667
Contingency	-	30,000	50,000	30,000	-	-	-
Website	540	1,000	1,000	1,000	200	500	300
<b>TOTAL EXPENDITURES</b>	<b>170,047</b>	<b>233,556</b>	<b>286,056</b>	<b>272,415</b>	<b>114,456</b>	<b>91,891</b>	<b>(22,565)</b>
<b>Excess Revenue Over Expenditures</b>	<b>1,588,809</b>	<b>1,620,977</b>	<b>1,568,477</b>	<b>1,582,270</b>	<b>963,142</b>	<b>987,978</b>	<b>(24,836)</b>
<b>OTHER SOURCES (USES)</b>							
Transfers (To)/From Debt Service Fund	-	-	-	-	-	-	-
Transfers (To)/From SARIA Fund	-	-	-	-	-	-	-
Transfers (To)/From Operations Fund	-	-	-	-	-	-	-
Transfers (To)/From Park Fund	(1,030,713)	(2,808,303)	(3,903,218)	(3,804,591)	(442,279)	(854,741)	412,462
<b>Total Other Sources / (Uses)</b>	<b>(1,030,713)</b>	<b>(2,808,303)</b>	<b>(3,903,218)</b>	<b>(3,804,591)</b>	<b>(442,279)</b>	<b>(854,741)</b>	<b>412,462</b>
<b>CHANGE IN FUND BALANCE</b>	<b>558,095</b>	<b>(1,187,326)</b>	<b>(2,334,741)</b>	<b>(2,222,321)</b>	<b>520,864</b>	<b>133,238</b>	<b>387,626</b>
<b>BEGINNING FUND BALANCE</b>	<b>2,676,683</b>	<b>3,117,721</b>	<b>3,234,779</b>	<b>3,234,779</b>	<b>3,234,779</b>	<b>3,117,721</b>	<b>117,058</b>
<b>ENDING FUND BALANCE</b>	<b>3,234,779</b>	<b>1,930,395</b>	<b>900,038</b>	<b>1,012,457</b>	<b>3,755,642</b>	<b>3,250,958</b>	<b>504,684</b>
	=	=	=		=	=	=
<b>COMPONENTS OF FUND BALANCE</b>							
Nonspendable	450				-		
Restricted - TABOR emergency reserve	52,800	70,100	85,800	81,700	81,700		
Assigned - Capital Improv/Replacement	1,200,000	1,075,000	50,000	160,000	2,947,385		
Assigned - Next Years Budget Deficit	1,187,326	-	-	-	-		
Restricted - Debt Covenants	-	-	-	-	-		
Unassigned	794,203	785,295	764,238	770,757	726,557		
<b>TOTAL ENDING FUND BALANCE</b>	<b>3,234,779</b>	<b>1,930,395</b>	<b>900,038</b>	<b>1,012,457</b>	<b>3,755,642</b>		
	=	=	=	=	=		

Wheatlands Metropolitan District  
Statement of Revenues, Expenditures, &  
Changes In Fund Balance  
For the Period Indicated

Modified Accrual Basis

Print Date: 7/7/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 05/31/22 Actual	YTD Thru 05/31/22 Budget	Variance Positive Negative
<b>DEBT SERVICE FUND</b>							
<b>REVENUE</b>							
Property taxes	1,241,443	1,312,152	1,312,152	1,312,152	783,062	787,291	(4,230)
Abatements	-	-	-	-	-	-	-
Specific ownership taxes	87,035	78,729	78,729	85,290	28,205	26,243	1,962
Interest income	896	600	600	600	293	137	156
<b>TOTAL REVENUE</b>	<b>1,329,374</b>	<b>1,391,481</b>	<b>1,391,481</b>	<b>1,398,042</b>	<b>811,560</b>	<b>813,671</b>	<b>(2,111)</b>
<b>EXPENDITURES</b>							
Accounting - Special Projects	-	-	-	-	-	-	-
Legal	-	-	-	-	-	-	-
Treasurer's fees	18,632	19,682	19,682	19,682	11,746	11,809	63
Bond interest - Series 2015	984,581	968,981	968,981	968,981	-	-	-
Bond principal - Series 2015	390,000	435,000	435,000	435,000	-	-	-
Bond interest - Series 2005	-	-	-	-	-	-	-
Bond principal - Series 2005	-	-	-	-	-	-	-
Bond interest - Series 2008	-	-	-	-	-	-	-
Bond principal - Series 2008	-	-	-	-	-	-	-
Paying agent / trustee fees	1,000	1,200	1,200	1,200	-	-	-
Contingency	-	5,000	5,000	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>1,394,213</b>	<b>1,429,864</b>	<b>1,429,864</b>	<b>1,424,864</b>	<b>11,746</b>	<b>11,809</b>	<b>63</b>
<b>Excess Revenue Over Expenditures</b>	<b>(64,839)</b>	<b>(38,382)</b>	<b>(38,382)</b>	<b>(26,822)</b>	<b>799,814</b>	<b>801,862</b>	<b>(2,049)</b>
<b>OTHER SOURCES / (USES)</b>							
Transfers (To)/From Other Funds	-	-	-	-	-	-	-
Bond proceeds	-	-	-	-	-	-	-
Bond premium	-	-	-	-	-	-	-
Bond issuance expense	-	-	-	-	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGE IN FUND BALANCE</b>	<b>(64,839)</b>	<b>(38,382)</b>	<b>(38,382)</b>	<b>(26,822)</b>	<b>799,814</b>	<b>801,862</b>	<b>(2,049)</b>
<b>BEGINNING FUND BALANCE</b>	<b>475,535</b>	<b>410,725</b>	<b>410,725</b>	<b>410,695</b>	<b>410,695</b>	<b>410,725</b>	<b>(30)</b>
<b>ENDING FUND BALANCE</b>	<b>410,695</b>	<b>372,343</b>	<b>372,343</b>	<b>383,874</b>	<b>1,210,509</b>	<b>1,212,587</b>	<b>(2,078)</b>
	=	=	=		=	=	=



Wheatlands Metropolitan District  
Statement of Revenues, Expenditures, &  
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For the Period Indicated

Modified Accrual Basis

Print Date: 7/7/2022

**SARIA FUND**

**REVENUE**

Property taxes	49,676	52,477	52,477	52,477	31,317	31,486	(169)
Abatements	-	-	-	-	-	-	-
Specific Ownership Tax	-	-	-	-	-	-	-
Interest income	-	-	-	-	-	-	-
Other income	-	2,500	2,500	2,500	-	-	-

**TOTAL REVENUE**

<b>49,676</b>	<b>54,977</b>	<b>54,977</b>	<b>54,977</b>	<b>31,317</b>	<b>31,486</b>	<b>(169)</b>
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**EXPENDITURES**

Legal - contract	-	-	-	-	-	-	-
Legal - special projects	-	-	-	-	-	-	-
Capital outlay District ARI Improvements	-	-	-	-	-	-	-
Contribution to SARIA Authority	48,930	51,689	51,689	51,689	30,847	31,014	167
Treasurer's fee	746	787	787	787	470	472	3
Contingency	-	2,500	2,500	-	-	-	-

**TOTAL EXPENDITURES**

<b>49,676</b>	<b>54,977</b>	<b>54,977</b>	<b>52,477</b>	<b>31,317</b>	<b>31,486</b>	<b>169</b>
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**Excess Revenue Over Expenditures**

-	-	-	2,500	-	-	-
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**OTHER SOURCES / (USES)**

Transfers (To)/From other Funds	-	-	-	-	-	-
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**Total Other Sources / (Uses)**

-	-	-	-	-	-	-
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**CHANGE IN FUND BALANCE**

-	-	-	2,500	-	-	-
---	---	---	-------	---	---	---

**BEGINNING FUND BALANCE**

-	-	-	-	-	-	-
---	---	---	---	---	---	---

**ENDING FUND BALANCE**

-	-	-	2,500	-	-	-
---	---	---	-------	---	---	---

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Wheatlands Metropolitan District  
Statement of Revenues, Expenditures, &  
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For the Period Indicated

Modified Accrual Basis

Print Date: 7/7/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 05/31/22 Actual	YTD Thru 05/31/22 Budget	Variance Positive Negative
<b>OPERATIONS FUND</b>							
<b>REVENUE</b>							
Operations Fees - Houses	252,880	252,720	252,720	252,720	105,760	105,300	460
Warning letter fees	-	-	-	-	-	-	-
Working capital fees	4,200	3,000	3,000	3,000	1,050	1,050	-
Late charges and collection fees	6,770	14,000	14,000	14,000	2,075	5,833	(3,758)
Legal - collections	4,878	9,300	9,300	9,300	398	3,875	(3,477)
Design review	-	-	-	-	-	-	-
Violations / Fines	3,475	1,200	1,200	1,200	525	500	25
Interest income	-	-	-	-	-	-	-
Other income	-	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>272,203</b>	<b>280,220</b>	<b>280,220</b>	<b>280,220</b>	<b>109,808</b>	<b>116,558</b>	<b>(6,750)</b>
<b>EXPENDITURES</b>							
Accounting - Contract - O&M	3,813	4,100	4,100	4,100	1,687	1,708	21
Accounting - Spec Projects - O&M	189	400	400	400	217	233	17
Design review	-	-	-	-	-	-	-
Covenant Compliance	42,959	44,500	44,500	44,500	14,210	18,542	4,332
Facilities Management - Contract	18,462	23,000	23,000	23,000	9,431	9,231	(200)
Facilities Management - Spec Projects	-	-	-	-	-	-	-
Billing Service - Late Charges & Collections	1,125	14,000	14,000	1,300	388	5,833	5,446
Billing Service - Base Rate	11,682	12,300	12,300	12,300	4,865	5,125	260
Legal - Contract	12,494	12,800	12,800	12,800	5,157	5,333	177
Legal - spec projects	1,076	2,400	2,400	2,400	1,109	1,000	(109)
Legal - collections	7,512	12,400	12,400	12,400	302	5,167	4,864
Bank Charges	1,048	1,200	1,200	1,200	517	500	(17)
Trash removal - Residential	150,322	165,300	165,300	165,300	62,798	68,875	6,077
Contingency	-	14,700	14,700	14,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>250,681</b>	<b>307,100</b>	<b>307,100</b>	<b>293,700</b>	<b>100,680</b>	<b>121,547</b>	<b>20,867</b>
<b>Excess Revenue Over Expenditures</b>	<b>21,523</b>	<b>(26,880)</b>	<b>(26,880)</b>	<b>(13,480)</b>	<b>9,128</b>	<b>(4,989)</b>	<b>14,117</b>
<b>OTHER SOURCES / (USES)</b>							
Transfers (To)/From other Funds	-	-	-	-	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGE IN FUND BALANCE</b>	<b>21,523</b>	<b>(26,880)</b>	<b>(26,880)</b>	<b>(13,480)</b>	<b>9,128</b>	<b>(4,989)</b>	<b>14,117</b>
<b>BEGINNING FUND BALANCE</b>	<b>318,651</b>	<b>322,125</b>	<b>322,125</b>	<b>340,174</b>	<b>340,174</b>	<b>322,125</b>	<b>18,049</b>
<b>ENDING FUND BALANCE</b>	<b>340,174</b>	<b>295,245</b>	<b>295,245</b>	<b>326,694</b>	<b>349,302</b>	<b>317,136</b>	<b>32,166</b>
	<b>=</b>	<b>=</b>	<b>=</b>		<b>=</b>	<b>=</b>	<b>=</b>
<b>COMPONENTS OF FUND BALANCE</b>							
Nonspendable	-	-	-	-	-	-	-
Restricted - TABOR emergency reserve	8,200	9,213	9,213	8,900	8,900		
Assigned - Future Operations	331,974	286,032	286,032	317,794	340,402		
<b>TOTAL ENDING FUND BALANCE</b>	<b>340,174</b>	<b>295,245</b>	<b>295,245</b>	<b>326,694</b>	<b>349,302</b>		
	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>		

**Wheatlands Metropolitan District**  
**Statement of Revenues, Expenditures, &**  
**Changes In Fund Balance**  
**For the Period Indicated**

**Modified Accrual Basis**

**Print Date: 7/7/2022**

	<b>2021 Audited Actual</b>	<b>2022 Adopted Budget</b>	<b>2022 Amended Budget</b>	<b>2022 Forecast</b>	<b>YTD Thru 05/31/22 Actual</b>	<b>YTD Thru 05/31/22 Budget</b>	<b>Variance Positive (Negative)</b>
<b>PARK FUND</b>							
<b>REVENUE</b>							
Working capital fees	8,400	6,000	6,000	6,000	2,100	2,100	-
Clubhouse rental fees	3,303	12,000	25,315	25,315	17,965	6,388	11,577
Late charges and collection fees	15,234	3,000	3,000	6,000	4,670	1,250	3,420
Legal - collection fees	10,976	20,775	20,775	20,775	895	8,656	(7,761)
Park fees - Builders - Lots	360	-	-	-	-	-	-
Park fees - Residential Units	568,479	568,620	568,620	568,620	237,075	236,925	150
Park fees - Apartment Units	81,120	81,120	81,120	81,120	33,800	33,800	-
Grant	-	-	-	-	-	-	-
Interest income	-	-	-	-	-	-	-
Other income	5,027	3,000	3,000	4,500	4,125	-	4,125
<b>TOTAL REVENUE</b>	<b>692,898</b>	<b>694,515</b>	<b>707,830</b>	<b>712,330</b>	<b>300,630</b>	<b>289,119</b>	<b>11,511</b>
<b>EXPENDITURES</b>							
Accounting - Contract	11,474	12,500	12,500	12,500	5,063	5,208	146
Accounting - Special Projects	566	1,200	1,200	1,200	650	700	50
Facilities Management - Contract	41,558	51,700	51,700	51,700	20,769	20,769	0
Facilities Management - Spec Projects	-	15,000	15,000	15,000	-	6,250	6,250
Billing Service - Late Charges & Collections	2,530	3,000	3,000	3,000	872	1,250	378
Billing Service - Base Rate	26,286	27,700	27,700	27,700	10,945	11,542	596
Community Activities / Christmas Lights	21,826	24,400	24,400	24,400	4,525	5,225	700
Insurance	28,773	33,100	33,100	33,187	33,187	33,100	(87)
Legal - Contract	12,494	12,800	12,800	12,800	5,157	5,333	177
Legal - Special Projects	9,984	2,400	2,400	4,800	3,608	1,000	(2,608)
Legal - Collections	16,902	27,700	27,700	27,700	634	11,542	10,908
Bank Charges	2,265	2,400	2,400	2,400	995	1,000	5
Proposed Facility & Project Planning	1,002	-	-	-	-	-	-
Park - Project Costs	88,081	1,515,000	2,154,230	2,154,230	183,860	252,500	68,640
Sport Field Improvements	-	-	450,000	450,000	-	-	-
Irrigation Repairs & Improvements	39,984	43,300	43,300	43,300	8,303	5,914	(2,389)
Landscape Maintenance Contract - WMD	146,537	165,300	165,300	165,300	67,895	68,875	980
Landscape Improvements - WMD	259,354	100,000	100,000	100,000	-	20,000	20,000
Snow Removal	5,576	17,600	17,600	17,600	380	10,560	10,180
Clubhouse Repairs and Maintenance	125,219	60,000	82,500	82,500	67,345	31,209	(36,136)
Parking Lot Maintenance	-	6,500	6,500	6,500	-	-	-
Grounds Maintenance	59,816	86,000	86,000	86,000	28,815	35,833	7,019
Chemicals & Supplies	13,527	12,000	12,000	12,000	-	4,800	4,800
Contract / Lifeguards	141,900	145,200	145,200	145,200	59,375	59,375	-
Equipment Repairs & Replacement	30,460	36,600	36,600	36,600	5,960	15,250	9,290
Gas and Electric	27,657	27,300	27,300	27,300	9,010	6,980	(2,030)
Telephone/ WiFi / Cable	276	3,400	3,400	3,400	-	1,417	1,417
Water and Sewer	151,012	193,000	209,500	193,000	22,093	5,790	(16,303)
Trash Removal - Clubhouse/Non-Res	-	-	-	-	-	-	-
WPRA Fee	442,260	473,218	473,218	468,104	190,019	197,174	7,156
Community Park Maintenance	14,595	8,900	8,900	8,900	4,865	3,708	(1,156)
WPRA Support	-	370,600	275,600	275,600	8,585	321,555	312,970
Contingency	-	25,000	100,000	25,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>1,721,915</b>	<b>3,502,818</b>	<b>4,611,048</b>	<b>4,516,921</b>	<b>742,909</b>	<b>1,143,860</b>	<b>400,951</b>
<b>Excess Revenue Over Expenditures</b>	<b>(1,029,018)</b>	<b>(2,808,303)</b>	<b>(3,903,218)</b>	<b>(3,804,591)</b>	<b>(442,279)</b>	<b>(854,741)</b>	<b>412,462</b>

*Park Fund Continued on Next Page*

Wheatlands Metropolitan District  
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PARK FUND - CONTINUED

OTHER SOURCES / (USES)

Transfers (To)/From other Funds	1,030,713	2,808,303	3,903,218	3,804,591	442,279	854,741	(412,462)
Loan issuance	-	-	-	-	-	-	-
Proceeds from Sale of Land	-	-	-	-	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>1,030,713</b>	<b>2,808,303</b>	<b>3,903,218</b>	<b>3,804,591</b>	<b>442,279</b>	<b>854,741</b>	<b>(412,462)</b>
<b>CHANGE IN FUND BALANCE</b>	<b>1,696</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>BEGINNING FUND BALANCE</b>	<b>98,304</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>
<b>ENDING FUND BALANCE</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>

COMPONENTS OF FUND BALANCE

Nonspendable	36,855				-		
Restricted - TABOR emergency reserve	20,800	20,835	21,235	21,370	21,370		
Restricted - Replacement reserve	-	-	-	-	-		
Restricted - Loan reserve & Surplus	-	-	-	-	-		
Assigned for Parks	42,345	79,165	78,765	78,630	78,630		
<b>TOTAL ENDING FUND BALANCE</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>		
	=	=	=	=	=		

**WHEATLANDS METROPOLITAN DISTRICT  
RESOLUTION TO AMEND 2022 BUDGET**

WHEREAS, the Board of Directors of Wheatlands Metropolitan District (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held July 14, 2022, a public hearing was held regarding the 2022 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2022 as follows:

General Fund	\$3,117,721
Park Fund	\$3,502,818
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2022; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2022 as follows:

General Fund	\$3,234,779
Park Fund	\$4,611,048

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

*[Remainder of page intentionally left blank.]*

ADOPTED this 14<sup>th</sup> day of July, 2022.

**WHEATLANDS METROPOLITAN DISTRICT**

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Officer of the District

ATTEST:

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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

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General Counsel to the District

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
WHEATLANDS METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Thursday, July 14, 2022, 6601 S. Wheatlands Parkway, Aurora, Colorado as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 14<sup>th</sup> day of July, 2022.

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## **WORKING SESSION**

### **EXECUTIVE SUMMARY**

**07/14/2022**

Number of open violations: 151

Last Inspection dates: June 15<sup>th</sup>, and June 28<sup>th</sup>

Next Inspection dates: July 13<sup>th</sup>, and July 27<sup>th</sup>

#### **Violations by type:**

Basketball Hoops – 0	Lawn in Poor Condition – 11
Boat- 0	Livestock- 0
Business – 0	Maintenance - 0
Dead Tree Backyard- 0	Missing Tree Front Yard - 2
Dead Tree Front/Side Yard –34	Nuisance - 0
Commercial Vehicle- 0	Paint – 21
Common Area Dumping- 0	RV/Camper - 0
Exterior Damage -0	Shutters Missing – 1
Fence -Paint/Stain - 8	Signs- 0
Fence Repair – 2	Trailer - 1
Holiday Lights- 1	Trash Cans - 4
Inoperable Vehicle- 0	Tree Care – 1
Items Stored - 1	Tree Under Caliper- 5
Landscape Maint - 3	Vehicle Repair -0
Lawn Care -Weeds- 40	Unauthorized Change - 2
Lawn Care- Watering – 13	Unsightly Conditions - 0
Lawn in need of mowing - 1	Window Units- 0
Total- 151	

# OPERATIONS SUMMARY

Report Date:  
07/07/2022

## Wheatlands Metropolitan District

June 2, 2022 - July 7, 2022

\***By Status** displays the combined count of all current and past instances for each status assigned during the selected time period.

Architectural Control	{	Request Status:		Approved .....	11
				Approved With Conditions .....	1
				Cancelled .....	0
				Completed .....	12
				Completed .....	0
				Denied .....	2
				More Info Requested .....	3
				New Request .....	10
				Under Review .....	5
		<b>Total</b> .....			44
		Correspondence:		Emails .....	425
Violations	{			US Mails .....	0
		Open:		Carried Over .....	61
				Created .....	113
		<b>Total</b> .....			174
		By Status*:		1st Notice .....	77
				2nd Notice .....	32
				3rd Notice .....	10
				4th Notice .....	2
				5th Notice .....	6
				6th Notice .....	6
				Resolved .....	70
	{	<b>Total</b> .....			203
		Average Days To .....			126.1
		Total Fines Assessed .....			\$2,125.00



14051 E Davies Avenue Unit A  
Centennial, CO 80112

Date	Estimate #
6/30/2022	1540

Name / Address
Wheatlands Metropolitan District c/o Kimberly Armitage YMCA of Metropolitan Denver 27151 E. Lakeview Dr. Aurora, CO 80016

Ship To	

Project
---------

Description	Qty	U/M	Total
Remove existing native grass and replace with sod- corner of Powhatan and Wheatlands Parkway			
Demo. Work	8	hr	520.00
Till in soil amendment, grade, install sod	840	sqft	2,520.00
General Landscape Labor	8	hr	520.00
		<b>Total</b>	\$3,560.00

Phone #
303.693.6878

Email:  
coxoffice@coxprolandscape.com

**From:** [Isabell Rodau](#)  
**To:** [Erin K. Stutz](#)  
**Cc:** [Rose A. Vallesio](#)  
**Subject:** FW: Wheatlands 2022 Tree Planting and Warranty Replacement List  
**Date:** Wednesday, June 29, 2022 2:54:38 PM  
**Attachments:** [image001.jpg](#)  
[image001.png](#)

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Can you please add this email to the upcoming meeting packet?

*Isabell # Rodau*

**HOA Senior Manager**

[irodau@denverymca.org](mailto:irodau@denverymca.org)

720-524-2763 (work)

440-463-3401 (cell)

YMCA of Metropolitan Denver

<http://denverymca.org>



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**From:** Bob Howey <bhowey@irrigationanalysis.com>  
**Sent:** Wednesday, June 29, 2022 11:27 AM  
**To:** Kevin Cox <kevin.cox@coxprolandscape.com>  
**Cc:** Isabell Rodau <IRodau@denverymca.org>; Clint C. Waldron <cwaldron@wbapc.com>  
**Subject:** Wheatlands 2022 Tree Planting and Warranty Replacement List

Kevin:

As promised, here is the Wheatlands 2022 Tree Planting and Warranty Replacements lists.  
Please review and provide a proposal to the Board for their July Meeting approval and a late August/early September planting, if possible.  
- I will provide a map ahead of when you are planting and can again flag out the exact locations when it is time for planting - please let me know your planting schedule when you know.

**Warranty Trees**

- pretty good for 90 new trees to have just 3 replacements at this point, good work!
- > 1 Pinon Pine - Powathon - middle, N side
- > 1 Catalpa - Pow/Wheatlands SE
- > 1 Ponderosa Pine - Wheatlands midS, E side

**New Trees** - 2" caliper or larger, to fill in missing or replace dead or poor condition trees  
6 Hackberry

3 Catalpa  
3 Pear  
7 Kentucky Coffeetree  
2 Burr Oak  
1 Chinkapin Oak  
1 Skyline Honeylocust  
1 Ohio Buckeye  
1 Radiant Crabapple  
2 Cockspur Thornless Hawthorn

3 Optional trees - TBD (these do not have to be included, typically we find a few more trees that fade or are damaged or that are requested).

**Total 30 trees inc. 3 Optional/TBD = \$ \_\_\_\_\_ - includes warranty.**

- please clarify the warranty period and inclusion of winter watering or not.

As in the 2021, the planting is per the Colorado Tree Coalition/C.S.U. specifications/guidelines - let me know if you need a copy.

Let me know if you have any other questions.

Thanks,  
Bob Howey  
Principal / CLIA / QWEL  
Irrigation Analysis  
303-726-1952



## 2022 July Agenda

### District Business

- Finishing touches have been added to the girl's outdoor bathroom (hooks, mirror, wall decal)
- Shelf installed in guard room for guard bag storage
- Camera by dumpster area?
- Tree planting and Warranty Replacement (Dead tree on S Ider Way replaced? No water)
- Smoking pole on hold until we resolve the issue with the benches
- Updated Kitchen and bathroom project
- Authority Update
  - Membership numbers and Program sign ups
  - Marketing Update – signs have been installed
  - Architect design for phase 2
  - Aurora YMCA Marketing signs
  - Urban Soccer Field

### Event Recap

- Saturday, June 11<sup>th</sup> 12-2pm “Welcome Back to Summer” (275 rsvp-ed, 46 pizzas, lots of happy residents)
- June 17-18<sup>th</sup> Neighborhood Garage Sale (25 homes- Friday was great, Saturday a little slow)
- June 25<sup>th</sup> Dumpster and Shred Day (Jen Cronk and Melissa Engel sponsored. Filled 5 dumpster and shredded 4 tons of paper)
- Food Truck/Concert Night June 22<sup>nd</sup> – Magician and Madonna/Prince tribute band (Jen Cronk sponsoring band)
- July 4<sup>th</sup> Celebration 11-2pm (550 attended)

### Upcoming Events

- Food Truck July 20<sup>th</sup> – Animal Safari (Erin Mehojah and Melissa Engel sponsoring)
- Food Truck Aug 10<sup>th</sup> – Magician/Balloon Twister (same person)- (Erin Mehojah and Melissa Engel sponsoring)
- **Concert Night August 19<sup>th</sup> - Madonna/Prince tribute band (Jen Cronk sponsoring band)**
- **Fall Garage Sale??**
- September 17<sup>th</sup>-Oktoberfest Beer tasting and food pairing (Erin Mehojah and Melissa Engel sponsoring)
- October 15<sup>th</sup> – Halloween Decorating Contest? And Pumpkin Patch
- November 12<sup>th</sup> – Murder Mystery Night
- December – Holiday Decorating Contest
- December 11<sup>th</sup> 4-6pm Stories with Santa, Horse Drawn Carriage Rides, Hot Chocolate and Cookies (Jen Cronk sponsoring)

**From:** [Erin K. Stutz](#)  
**To:** ["Liz Wolfman"](#)  
**Cc:** [Rose A. Vallesio](#); [Lesanne Dominguez](#); [Clint C. Waldron](#)  
**Subject:** RE: Wheatlands Ph. 2 - Discussion Items  
**Date:** Friday, July 08, 2022 4:37:26 PM

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Hi Liz,

We will add these items to the agenda for next Thursday's meeting. Would it be possible for you or Lesanne to join the meeting to address any questions?

Thank you,

**ERIN K. STUTZ**

**ATTORNEY**

WHITE BEAR ANKELE TANAKA & WALDRON

P: 303.858.1800 | F: 303.858.1801 | D: 720.866.8055

[estutz@wbapc.com](mailto:estutz@wbapc.com)

[www.whitebearankele.com](http://www.whitebearankele.com)

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**From:** Liz Wolfman <[lwolfman@architerragroup.com](mailto:lwolfman@architerragroup.com)>  
**Sent:** Friday, July 8, 2022 9:14 AM  
**To:** Allison L. Hanson <[ahanson@wbapc.com](mailto:ahanson@wbapc.com)>  
**Cc:** Mark Taylor <[mtaylor@architerragroup.com](mailto:mtaylor@architerragroup.com)>; Lesanne Dominguez <[ldominguez@architerragroup.com](mailto:ldominguez@architerragroup.com)>; Clint C. Waldron <[cwaldron@wbapc.com](mailto:cwaldron@wbapc.com)>  
**Subject:** Wheatlands Ph. 2 - Discussion Items

Hi Allison,

There are a few items at Wheatlands Park on which we'd like input from the Board.

First, during a pre-demolition site walk/meeting with the contractor, Jody Detmer and me, there were 2 benches that were shown to be removed on the plans, but at Jody's request, we directed the contractor to salvage them so that the District could reinstall them on another site. The contractor has since cleared that area of the site and these benches were not salvaged. How would the Board like to address this with the contractor? We think a good approach would be to determine a bench model that the Board would like to install (hopefully similar to what was removed) and either deduct that price from Richdell's contract, or have them purchase the benches and have them delivered to the Board. Let us know if you'd like us to research options for replacement benches.

Second, the areas under the 2 future shelters had to be over-excavated 5' per the Geotech report. When the contractor got to the bottom of the excavation, they encountered some groundwater. Due to the groundwater, the geotechnical engineer recommended additional compaction testing be performed to ensure proper compaction is achieved in the backfill under the shelter foundations. We are estimating an additional 8-10 tests may be required. These are billed on a per hour basis, but we think the additional cost will be \$5,000 to \$7,500. Please confirm that the Board would like to proceed with the additional tests.

Third, for the proposed shelters, our construction plans did not initially include lighting under the shelters. We discussed this with Clint and we received approval to proceed with adding lighting to the design. The manufacturer required an additional \$1,000 for design and production costs, which Clint also approved via email. The Board is contracted directly with the shelter manufacturer (ICON) and will need a contract change order for this additional work. For the installation of the lighting, I've attached Richdell's change order request for the additional work. Please confirm the Board would like to move forward with this work.

Thank you!

Liz Wolfman, PLA, ASLA  
Project Landscape Architect

**the architerra group**  
5881 south deframe street  
littleton, colorado 80127  
(303) 948-0766 p  
(720)936-7189 m

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