

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 30th, 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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Other Business	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.



Secretary for the Meeting

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