

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 11, 2022 at 6:00 p.m., Wheatlands Clubhouse  
6601 S. Wheatlands Parkway, Aurora.

**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:

Paulette Martin  
Kathy Barela  
Sameer Bhatnagar  
Rodney DeWalt  
Brooke Holliman

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz and Rick Gonzales, Marchetti & Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; Sharon Suzle, Advanced Management, LLC; Kevin Cox, Cox Landscaping; and Liz Wolfman, Architerra.

**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 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 July 14, 2022 Regular Meeting and July 28, 2022 Special Meeting
- Approval/Ratification of Claims Paid in the amount of \$611,939.06
- Approval/Ratification of City of Aurora Invoice for 2" Irrigation Meter in the amount of \$201,307.68
- Approval/Ratification of Water Service Connection Fee Allocation Agreement with City of Aurora
- Ratify Work Order Nos. 79-82 with Cox Professional Landscaping
- Approval of Richdell Construction, Inc. Pay Application No. 4

**Covenant  
Enforcement/Design  
Review****Review Architectural Review  
and Covenant Enforcement**

Ms. Sulze reviewed the covenant enforcement and operations summary. She noted that there were 160 new violations created, and 31 resolved, with 15 new design applications.

**Discuss and Consider  
Revisions to Contract with  
AMI**

Ms. Sulze discussed the contract and noted if the Board would like her to attend in person the contract price will be increased 3%. The Board determined to have her attend telephonically and not adjust the contract amount.

**Financial Matters****Review Unaudited Financial  
Statements for the period  
ended June 30, 2022**

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

Other Financial Matters	The Board would like to schedule a Budget workshop for October.
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**Landscape Maintenance**

Review Landscape Maintenance Report and Status of Approved Work Orders	Mr. Cox reviewed the landscape maintenance report.
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Review and Consider Approval of Work Orders/Proposals	The Board reviewed Work Order 1561. Following discussion, upon motion duly made and seconded, the Board approved the following scope only from the Work Order 1561:
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Wheatlands/Ider (stop sign)  
#5 Miscanthus sinensis Yaku Jima installed 14 EA 989.10  
#5 Schizachyrium scoparium installed 3 211.95  
Subtotal 1,201.05

Wheatlands/Ider (corner)  
Centranthus ruber #1 installed 3 EA 62.40  
#1 Phalaris arundinacea installed 1 EA 36.60  
#1 ☐ estuca glauca installed 12 EA 306.60  
#5 Little Bunny grass installed 3 EA 211.95  
Subtotal 617.55

The Board reviewed Work Order 1562. Following discussion, upon motion duly made and seconded, the Board approved the work order.

Review Water Usage Tracking Report	The Board reviewed the Water Usage Tracking Report.
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Other Landscape Maintenance Matters	None.
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<b>Legal Matters</b>	None.
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**District Management**

District Manager's Report	Ms. Rodau reviewed the management report with the Board.
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District Business	It was noted that the park light poles' wiring was stolen.
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Ms. Rodau provided a meter install update and it was noted that they are waiting on the final approval from the City and the contract has been approved.

It was noted that the smoking pole at Buffalo has been purchased and replaced.

Ms. Rodau provided an update on the kitchen and bathroom project. It was noted that Director Barela is still working on updated numbers.

The Board reviewed the pool deck furniture options. The Board would like to discuss this during the budget workshop.

It was noted that the life guard chairs are ordered and delivered.

Ms. Rodau provided an update on the roof inspection. The roof has some damage due to age, but no hail damage.

Ms. Rodau reviewed the membership numbers for July vs. June.

#### Authority Update

It was noted that there are no updates for the program signups and revenue.

Ms. Rodau reviewed the marketing update with a \$1 august sign up with the Board.

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

The Board discussed the proposal with ProSec for Trash enclosure camera in the amount of one thousand eight hundred seventy five dollars (\$1,875.00). The Board determined to evaluate options. The Board deferred action at this time.

The Board reviewed the proposal from CLI Services to Re-install Branch Circuit Conductors in the Amount of six thousand three hundred forty eight dollars and thirty eight cents (\$6,348.38) Following discussion, upon motion duly made and seconded, the Board approved the proposal. It was noted that Ms. Rodau will discuss a potential claim with T. Charles Wilson.

The Board reviewed the proposal from Shad Wilson for Holliday Lighting in the Amount of seven thousand five hundred dollars (\$7,500). Following discussion, upon motion duly made and seconded, the Board approved the proposal.

The Board reviewed the proposal from Aquatic Chemical Solutions for Automated Chemical Controllers in the Amount of eight thousand nine hundred twenty seven dollars and forty cents (\$8,927.40). The Board also reviewed the Pool Doctor Proposal in the amount of seven thousand seven hundred seventy-nine dollars and eighty three cents (\$7,779.83). Following discussion, upon motion duly made and seconded, the Board approved the Pool Doctor proposal.

District Events – Event  
Recap and upcoming Events

The Board reviewed the proposal from SOS Technologies for Oxygen Tanks. Ms. Rodau reviewed the proposal. She reviewed the incident that happened at the pool. Following discussion, upon motion duly made and seconded, the Board approved the proposal.

Other District Management

None.

### **Capital Projects**

Wheatlands Park Phase II  
Update

Ms. Wolfman provided an update on Wheatlands Park - Phase II. She noted Richdell is approximately 2-3 weeks behind schedule. There have been delays with permitting and supplies. Ms. Wolfman will request an updated schedule. She also reviewed an invoice from Cox for irrigation coordination. Mr. Shultz noted the invoice has already been paid. She also discussed the benches that were demoed. Richdell has done some additional work on the project, and they are asking that the additional work be credited towards the cost of the benches. Following discussion, upon motion duly made and seconded, the Board approved the benches offsetting the additional work.

Mr. Waldron provided an update on the reimbursement of use tax, noting the City had agreed to refund the use tax.

Urban Soccer Fields

Mr. Shultz noted the down payment has been made

Mr. Waldron provided an update on the Ground Lease Agreement with the Wheatlands Park and Recreation Authority. It was noted that Mr. Dickhoner and Mr. Rowley are working on the proposed agreement.

### **Director's Items**

SARIA Update

Ms. Waldron provided an update.

Review and Discuss Board  
Emails Received

None.

Other Director Items

The Board discussed the swim at your own risk matter.


**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 (Oct 3, 2022 17:42 MDT)

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Secretary for the Meeting

The foregoing minutes were approved the 8<sup>th</sup> day of September, 2022.