

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 13, 2022 at 6:00 p.m., at 6601 S. Wheatlands
Parkway, Aurora, CO.

Attendance

A 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
Brooke Holliman

Director DeWalt was absent and excused.

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountant; Liz Wolfman, Architerra (*for a portion of the meeting*); Kevin Cox, Cox Professional Landscaping; Sharon Sulzle, AMI HOA (*via phone*); and Isabell Rodau, YMCA, District Manager (*for a portion of the meeting*).

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order at 6:00 p.m.

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 proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Public Comment None.

Consent Agenda The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that an 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 motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from September 7, 2022 Regular Meeting and September 27, 2022 Special Meeting;
- b. Claims in the amount of \$271,718.09;
- c. Pay Application No. 5 from Richdell Construction, Inc.;
- d. Pay Application No. 6 from Richdell Construction, Inc; and
- e. First Amendment to Field Production Contract with Urban Soccer Park

**Covenant
Enforcement/Design
Review**

Review Architectural Review and Covenant Enforcement Reports Ms. Sulzle reviewed the executive summary of violations with the Board. Ms. Sulzle also reviewed the operations summary of architectural requests and violation status. The Board engaged in general discussion regarding the status of outstanding violations.

**At this time, Ms. Sulzle left the meeting.*

Financial Matters

Review Unaudited Financial Statements for the period ended August 31, 2022 Mr. Shultz reviewed the Unaudited Financial Statements for the period ended August 31, 2022 with the Board.

Review Analysis Comparison of Interest Mr. Shultz reviewed the Analysis Comparison of Interest Earnings between CSafe and Colotrust with the Board.

Earnings between CSafe and Colotrust

Discuss Raising Clubhouse Rental Fees to Fund Ongoing Clubhouse Improvements

The Board engaged in general discussion regarding the clubhouse rental fees and the funding of additional clubhouse improvements. Following discussion, upon motion duly made and seconded, the Board unanimously approved increasing the fee to \$45/hour and keeping the 3-hour minimum. The fee increase will be effective January 1, 2023. The Board asked that the rental agreement be modified to make it clear that a resident is not allowed to rent for a 3rd party, and if they do, they will be charged the non-resident rate and prohibited from renting the clubhouse for 6 months. In addition, the resident needs to be on the premises for the duration of the rental.

None.

Other Financial Matters

Landscape Maintenance

Review Landscape Maintenance Report and Status of Approved Work Orders

Mr. Cox reviewed the monthly Landscape Maintenance Report with the Board noting that there is still vandalism happening at the restroom. Following discussion, upon motion duly made and seconded, the Board unanimously approved changing the restroom hours to 9:00 a.m.-6:00 p.m. to try to stop the graffiti.

Mr. Cox noted that the water on the recreation site has been shut down. He also informed the Board that the plant replacement and additional mulch at the park have been completed.

This matter was discussed above.

Cox Landscaping Monthly Report

None.

Review and Consider Approval of Work Orders/Proposals

The Board reviewed the Water Usage Tracking Report.

Review Water Usage Tracking Report

Other Landscape Maintenance Matters

Mr. Waldron noted he was contacted by the City regarding the maintenance of the landscaping around Lowe's. He informed the City that the Lowe's property is not within Wheatlands and the Lowe's property does not pay fees or taxes to the Wheatlands Metropolitan District.

Legal Matters

Other Legal Matters None.

District Management

District Manager's Report The Board reviewed the District Manager's Report.

Review and Consider
Approval of Work
Orders/Proposals

Parking Lot Repairs The Board is awaiting another proposal before they decide on parking lot repairs.

Review Change Order for
Concrete Replacement
and Potholing The Board reviewed the change order for the concrete replacement and potholing. Following discussion, upon motion duly made and seconded, the Board unanimously approved the change order.

District Events – Event
Recap and Upcoming Events The Board reviewed the event recap and upcoming events.

Discuss Pool Chairs The Board engaged in general discussion regarding the purchase of pool chairs. Following discussion, upon motion duly made and seconded, the Board unanimously approved the purchase of 96 pool chairs and 20 slingback chairs.

Review Active Membership
Count The Board reviewed the active membership count.

2023 Wheatlands Budget
Summary The Board reviewed the 2023 Wheatlands Budget Summary.

Review Estimates for
Aluminum Fence and Wood
Fence The Board reviewed the estimates for the aluminum and wood fences. Following discussion, upon motion duly made and seconded, the Board unanimously approved the estimate for the wood fence in the amount of \$1,657.

Other District Management
Matters None.

Capital Projects

Wheatlands Park Phase II –
Discuss Grant Opening Ms. Wolfman provided an update on the park construction to the Board noting that, due to inconsistencies with the finish, Architerra believes the finish of the basketball courts is

unacceptable. She informed the Board that Renner offered to sand the court to provide a more consistent finish, but Architerra does not believe this will solve the issue with the finish. One other solution Renner offered is to apply an acrylic sport surface on the courts at no additional cost. The acrylic sport surface finish will cover the inconsistencies and poor finish of the concrete and it will look and feel consistent from a user's standpoint. Architerra believes this is the best solution for the Board to move forward with. One thing to note is that the acrylic finish would be applied in the spring or early summer, as temperatures must be warm enough for the setting of the application. This means the courts would not be striped or surfaced until next May or June. Following discussion, upon motion duly made and seconded, the Board unanimously approved the acrylic finish on the basketball courts. Ms. Wolfman informed the Board she will provide a recommended color scheme to compliment the site amenities in the park and photos from another location to show an example of the sport surface finishing.

Urban Soccer Field

The Board was provided a general update regarding the urban soccer fields.

Status of Production

No update.

Discuss Specifications for Site Preparation and Bidding of Site Work

The Board engaged in general discussion regarding the status of the specifications for site preparation and the bidding of site work.

Consider Approval of License Agreement

The Board reviewed the License Agreement. Following discussion, upon motion duly made and seconded, the Board unanimously approved the license agreement subject to final review by legal counsel.

Director's Items

Discuss Swim Team Contract

The Board committee provided an update on the swim team contract negotiation. The committee recommended a 2 year contract for 2023/2024 with an 8% price increase over 2022 fees. The Board discussed the \$75 YMCA fee for testing and noted the chemical testing is using the YMCA log through their link. The Board asked that the contract be modified to require entry of the testing into the YMCA portal. Following discussion, upon motion duly made and seconded, the Board unanimously

SARIA Update

approved the contract subject to final approval by the Board committee.

Review and Discuss Board
Emails Received
(board@wheatlandsmetro.org)

It was noted the SARIA is meeting on November 4, 2022.

None.

Other Director Items

Other Business


None.

Adjourn

None.

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 (Nov 16, 2022 10:53 MST)

Secretary for the Meeting

The foregoing minutes were approved the 10th day of November, 2022.