

**WHEATLANDS METROPOLITAN DISTRICT**  
**REGULAR MEETING**

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado  
January 12, 2023 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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Link:

<https://us06web.zoom.us/j/81932605954?pwd=MW9yYVdWR3lNQ3dFTG9YazIvMXdZQT09>

Meeting ID: 819 3260 5954

Passcode: 469789

Call-in Number: 1-720-707-2699

**NOTICE OF REGULAR MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum/ Conflict of Interest 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 November 10, 2022 Regular Meeting
  - b. Approval of Minutes from December 8, 2022 Special Meeting
  - c. Approve Resolution Designating Meeting Notice Posting Location
  - d. Ratify Updated Change Order No. 3 with Richdell Construction
6. Covenant Enforcement/Design Review
  - a. Review Architectural Review and Covenant Enforcement Reports
  - b. Discuss Artificial Turf in Front Yards
7. Financial Matters
  - a. Review Unaudited Financial Statements
  - b. Other Financial Matters
8. Landscape Maintenance
  - a. Review Landscape Maintenance Report and Status of Approved Work Orders
  - b. Review and Consider Approval of Work Orders/Proposals
  - c. Review Water Usage Tracking Report
  - d. Consider Approval of Independent Contractor Agreement with Tree Analysis Group, LLC

- i. Consider Work Order No. 1 to Tree Analysis Group Independent Contractor Agreement for 2023 Tree Inspection and Recommendations Assignment
  - e. Consider Approval of Independent Contractor Agreement with ArborScape Inc.
    - i. Consider Work Order No. 1 to ArborScape Inc. Independent Contractor Agreement for 2023 Plant Healthcare
  - f. Other Landscape Maintenance Matters
- 9. Legal Matters
  - a. Discuss Collections and Consider Engagement of Special Counsel
  - b. Consider Proposal from SWAP for 2023 Detention Pond Inspection and Reporting
  - c. Discuss 2023 Property and Liability Insurance Renewal
  - d. Other Legal Matters
- 10. District Management
  - a. Review District Manager’s Report
  - b. Discussion Regarding Park Bathroom
  - c. Consider Approval of Website Maintenance Proposal from Heather Sosa
  - d. Update on Kitchen and Bathroom Project
  - e. Discuss Purchase of Pool Deck Furniture
  - f. Update on Parking Lot Resurfacing
  - g. Other Management Items
- 11. Capital Projects
  - a. Wheatlands Park Phase II - Discuss Grand Opening
  - b. Urban Soccer Fields
    - i. Status of Production
    - ii. Discuss Specifications for Site Preparation and Bidding of Site Work
- 12. Director’s Items
  - a. Wheatlands Park and Recreation Authority Update
  - b. Review and Discuss Board Emails Received ([board@wheatlandsmetro.org](mailto:board@wheatlandsmetro.org))
  - c. Other Director Items
- 13. Other Business
- 14. Adjourn

2023 Regular Meetings	Location
Second Thursday of each month @ 6:00 p.m.	Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado