

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

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado  
October 12, 2023 at 6:00 p.m.

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

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Paulette Martin, President	Term to May 2027
Kathy Barela, Treasurer	Term to May 2025
Rodney DeWalt, Assistant Secretary	Term to May 2027
Sameer Bhatnagar, Assistant Treasurer	Term to May 2027
Brooke Holliman, Secretary	Term to May 2025

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**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 September 14, 2023 Meeting and September 27, 2023 Joint Meeting
  - b. Approval of Pay Application #16 from Richdell Construction, Inc. and Release Retainage Subject to Publication of Notice of Final Payment
  - c. Ratification of Independent Contractor Agreement with Mile High Lighting & Events, LLC for Holiday Lighting
6. Covenant Enforcement/Design Review
  - a. Review Architectural Review and Covenant Enforcement Reports
  - b. Review and Consider Proposed Revisions to Residential Improvement Guidelines
7. Financial Matters
  - a. Review Unaudited Financial Statements and Approve Payment of Claims
  - b. Discuss Proposed Out of District Fees for Use of Clubhouse and Pool
  - c. Other Financial Matters
8. Landscape Maintenance
  - a. Review Landscape Maintenance Report
  - b. Review Work Orders/Proposals
    - i. Cox Proposal No. 40850 in the amount of \$3,805.38 to Remove and Replace Wheatgrass (S. Powhaton Rd. & S. Langdale Ct.)
    - ii. Cox Proposal No. 41037 in the amount of \$14,384.50 for Soccer Field Native Conversion
    - iii. Cox Proposal No. 41040 in the amount of \$4,783.08 for Wheatlands YMCA – Decorative Wall Enhancement

- iv. Cox Proposal No. 41041 in the amount of \$3,050.00 for YMCA Dead Tree & Plant Removal
    - v. Cox Proposal No. 41044 in the amount of \$3,603.00 to Install River Rock (Cnr. S. Jamestown Way & S. Kewaunee Way)
  - c. Review Water Use Tracking Report
  - d. Discuss Landscape Maintenance at Wheatland Parkway & Ider St. (6720 S. Kellerman Way) and Account Credit
  - e. Discuss Meter Reads for Association Property (Villas at Wheatlands)
  - f. Other Landscape Maintenance Matters
9. Legal Matters
- a. Discuss and Consider Approval of Amendment to Service Plan to Revise the ARI Mill Levy Imposition Amounts
  - b. Other Legal Matters
10. District Management
- a. Discuss Proposed Changes to Pool Waiver
  - b. Review Trash and Recycling Service Proposals
  - c. Discuss Snow Removal on City Streets
  - d. Review Pool Doctor Quotes
    - i. Quote# 43410 in the amount of \$65,545.00 for Activity Pool Replaster
    - ii. Quote# 43383 in the amount of \$4,364.57 for Heater Maintenance
    - iii. Quote# 43392 in the amount of \$498.99 for VGB Drain Cover Replacement Inspection
    - iv. Quote# 43391 in the amount of \$15,430.07 for End of Year Repairs
  - e. Discuss Moving Acid from Inside Pool Room to Acid Cage
  - f. Discuss Concrete Pillars and Caps and Proposed Changes to Top Cap; Review Proposal from Ornelas Construction in the amount of \$675.00 (each) for Installation of New Concrete Caps
  - g. Other Management Items
11. Capital Projects
- a. Urban Soccer Fields Update – Consider Approval of 70X110 Installation Sign Off
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
- a. City of Aurora Neighborhoods Park (E. Smoky Hill Rd. and S. Ider St.) Meeting October 10 @ 6pm at Southeast Recreation Center and Fieldhouse
14. If needed: Executive Session of the Board of Directors pursuant to Section 24-6-402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice on the Wheatlands Park and Recreation Authority property, recreation facility, and the outstanding loan on the recreation facility, and pursuant to Section 24-6-402(4)(e), C.R.S., for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators related to the Wheatlands Park and Recreation Authority property, recreation facility, and the outstanding loan on the recreation facility.
15. Adjourn

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