

WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING

Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado
November 9, 2023 at 6:00 p.m.

www.wheatlandsmetro.org

Zoom Meeting Link:

<https://us06web.zoom.us/j/86425447099?pwd=nEdgzAFCvhffCU81gRjphHJy7d90hW.1>

Meeting ID: 864 2544 7099

Passcode: 994415

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

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

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 October 12, 2023 Budget Workshop and Regular Meeting
 - b. Approval/Ratification of Claims Paid in the amount of \$ _____
 - c. Approval of Special District Disclosure Notice Pursuant to § 32-1-809, C.R.S.
 - d. Approval of 2023 Auditor Engagement Letter
 - e. Approval of Independent Contractor Agreement with Heatherly Creative for Website Management and Maintenance Services
 - f. Approval of Independent Contractor Agreement with YMCA for District Management Services and Clubhouse Management & Programming
 - g. Approval of Independent Contractor Agreement with SWAP, LLC for Storm Water Maintenance Services
 - h. Approval of Independent Contractor Agreement with AMI Advance Management for Covenant Enforcement Services
6. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
7. Financial Matters

- a. Review Unaudited Financial Statements
 - b. Conduct Public Hearing on 2023 Budget Amendment
 - i. Consider Adoption of Resolution Amending 2023 Budget
 - c. Conduct Public Hearing on 2024 Proposed Budget
 - i. Consider Adoption of Resolution Adopting 2024 Budget
 - d. Discuss Investment Direction
 - e. Review Water Usage Report
 - f. Other Financial Matters
8. Landscape Maintenance
- a. Review Landscape Maintenance report
 - b. Review Work Orders/Proposals
 - c. Review Water Use Tracking Report
 - d. Review Proposal from Architerra for Median Design Work
 - e. Other Landscape Maintenance Matters
9. Legal Matters
- a. Consider Adoption of 2024 Annual Administrative Resolution
 - b. Discuss and Review Insurance General Liability Schedule and Limits and Property Scheduled, Consider Authorization to Bind Coverage
 - c. Discuss 2023 Legislative Memorandum
 - d. Discuss Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District
 - e. Approval of Independent Contractor Agreement with YMCA for Pool Maintenance & Staffing Services
 - f. Other Legal Matters
10. District Management
- a. Review District Manager's Report
 - b. Review Concrete Pillars and Caps Repairs Proposals
 - i. Review Estimate from Ornelas Construction for Fence Stone Concrete Caps
 - ii. Review Estimate from Aspen Group Services for Stone Pillar Tops
 - iii. Review Estimate #14309 for Stone Columns Repairs from Masterful Masonry
 - iv. Review Proposal from Division of Standard Lumber & Hardware Co.
 - c. Review Reserve Study Proposals
 - i. Review Proposal from Advanced Reserve Solutions, Inc.
 - ii. Review Proposal from Association Reserves
 - iii. Review Proposal from Aspen Reserve Specialties
 - d. Review Pool Doctor Estimates
 - i. Review Estimate #43819 in the amount of \$20,465.74 for Activity Pool Leak Repairs
 - ii. Review Estimate #43781 in the amount of \$5,181.68 for Pool Opening Maintenance Services
 - iii. Review Estimate #43780 in the amount of \$972.85 for Off Season Automation Preventative Maintenance
 - e. Review Trees/Tree Management Proposals/Invoices
 - i. Review Invoice #23032 in the amount of \$8,035.00 for 2023 Tree inspections, Planting & Pruning Management
 - ii. Review 2024 Tree Inspection and Recommendations Assignment Proposal with Tree Analysis Group
 - iii. Review Emerald Ash Borer Management Plan Proposal with Tree Analysis Group
 - f. Discuss Cameras at Wheatlands Park

- g. Other Management Items
- 11. Capital Projects
 - a. Urban Soccer Fields Update
 - b. Proposals for Soccer Field Lighting
 - i. Review Proposal #404862 for lighting and electrical install
- 12. Director's Items
 - a. Wheatlands Park and Recreation Authority Update
 - b. Review and Discuss Board Emails Received (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