

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 13, 2023 at 6:00 p.m., via Zoom teleconference.

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 were in attendance:

Paulette Martin
Kathy Barela
Rodney DeWalt
Sameer Bhatnagar

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

Director Brooke Holliman was absent and excused.

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 a motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Public Comment

Public Comment was made by Bill O’Connor noting that he appreciates all that the Board does. Mr. O’Connor said he would like to see a telephone conference or Zoom option available to residents to attend meetings.

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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from March 9, 2023 and April 5, 2023 Meetings;
- b. Pay Application #11 from Richdell; and
- c. Pay Application #12 from Richdell.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board. The Board directed her to request a status update from Altitude Law on outstanding violations.

Financial Matters

Review Unaudited Financial Statements and Approve Payment of Claims

Mr. Shultz reviewed the claims payable with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims. Mr. Shultz reviewed the unaudited financial statements with the Board.

Review and Accept 2022 Draft Audit Report

Mr. Shultz reviewed the 2022 Draft Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Audit, subject to final legal review.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report and

Status of Approved Work Orders

Mr. Cox reviewed the Landscape Maintenance Report with the Board noting that with little snow removal in March, Cox was able to get ahead of spring maintenance. Mr. Cox informed the Board there is a faucet sticking in the restroom that is being repaired and the mainline is in the process of being filled and checked for leaks. He also noted all snow removal damage has been repaired.

Update on Turf Reduction and Additional Technology to Reduce Water Usage

Mr. Cox provided an update on turf reduction and additional technology to reduce water usage to the Board. No action was taken.

Review and Consider Approval of Work Orders/Proposals

Mr. Cox reviewed Estimate #1752 in Area 1 for turf removal and adding rock mulch to the incline between Harvest and Ider on Wheatlands Parkway in the amount of \$41,186.85. The Board directed Mr. Cox to discuss potential turf reduction rebates with the City of Aurora. This matter was deferred.

Mr. Cox reviewed Estimate #1753 in Area 2 for turf removal and adding rock mulch to the corner of Wheatlands Parkway and Powhaton in the amount of \$19,526.95. This matter was deferred.

Mr. Cox reviewed Estimate #1754 in Area 3 for turf removal and adding rock mulch to the corner of Wheatlands Parkway and South Langdale Court in the amount of \$9,468.30. This matter was deferred.

Mr. Cox reviewed Estimate #1740 for the rejuvenation of the annual planting beds in the amount of \$2,290.60 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Mr. Cox reviewed Estimate #1758 for the rejuvenation of the corner of Wheatlands Parkway and Harvest in the amount of \$1,829.65 with the Board. This matter was deferred.

Review and Discuss Detention Pond Inspection Report and Maintenance

Mr. Cox informed the Board he has not yet seen the inspection report. Mr. Waldron will forward the report to him.

Other Landscape Maintenance Matters

Legal Matters

Director Bhatnager mentioned there was a tree hit on Powhaton. Ms. Rodau will request a copy of the police report.

Update on SB23-110

Other Legal Matters	Mr. Waldon provided an update on SB23-110 with the Board.
District Management	Mr. Waldron provided a brief update on SARIA discussions.
Review District Manager’s Report	Ms. Rodau reviewed the District Manager’s Report with the Board.
Update on Pool Cover Repair and Replacement and Review and Consider Approval of Proposal from Pool Doctor in the amount of \$18,167.88	Ms. Rodau provided an update on the pool cover repair and replacement. Ms. Rodau reviewed the proposal from Pool Doctor in the amount of \$18,167.88 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Review Playground Safety Solutions, LLC report	Ms. Rodau reviewed the report from Playground Safety Solutions, LLC with the Board.
Other Management Items	Ms. Rodau noted a resident has made a traffic calming request which has been submitted to the City of Aurora.
	Ms. Rodau informed the Board that Bell Plumbing didn’t do a great job winterizing the restrooms and winter freezing caused water breaks and damage. Ms. Rodau has requested reimbursement from Bell Plumbing.
Capital Projects	
Urban Soccer Fields Update	Ms. Rodau provided an update on the urban soccer fields noting that the electrical, grading and storm water management are all under discussion.
Director’s Items	
Wheatlands Park and Recreation Authority Update	It was noted that A&P is working on the establishment of native grasses and the YMCA is still waiting on the proposal from the bank.
Review and Discuss Board Emails Receives (board@wheatlandsmetro.org)	None.
Other Director Items	None.
Other Business	The Board discussed potential revisions to the Clubhouse Policy. No action was taken.

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 (May 19, 2023 10:15 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 11th day of May, 2023.