

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: May 11, 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

Also present were: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; Sharon Sulzle, AMI HOA; and Kevin Cox, Cox Professional Landscape Services, LLC.

Director Brooke Holliman and Director Sameer Bhatnagar were 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 6:04 p.m.

Disclosure Matters

Ms. Stutz 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. Ms. Stutz 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 amended.

Public Comment

None.

Consent Agenda

The Board reviewed the items on the consent agenda. Ms. Stutz 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 April 13, 2023 Meeting;
- b. Work Order No. 5 to Independent Contractor Agreement with Pool Director in the Amount of \$4,395.00 for Pool Leak Repairs;
- c. Contract with Architectural Engineering Design Group in the Amount of \$5,500.00 for Lighting Design for USP Fields;
- d. Change Order No. 5 with Richdell Construction, Inc. in the Amount of \$86,782.50 for Soccer Field Sitework; and
- e. Change Order No. 6 with Richdell Construction, Inc. in the Amount of \$1,000.00 for Soccer Field Sleeves.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board. Director Martin inquired about tree topping. Ms. Sulzle responded that the second notice has been mailed and will also be emailed. District General Counsel will send out a demand if there is no response to the second notice.

Director Barela noted she would like the newsletter to rerun a request to homeowners to obtain their emails for community communications.

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.

Other Financial Matters

Ms. Rodau requested an increase in the budget for the social committee. Mr. Shultz will work with Ms. Rodau to determine if this is feasible.

Mr. Shultz noted the 2022 Audit has been finalized, and will send the final version to legal counsel, Ms. Rodau, and the website administrator. Ms. Rodau will request the website administrator add a sentence to the website at the beginning of each year that the previous year's financials will be available in June.

Landscape Maintenance

Review Landscape
Maintenance Report and
Status of Approved Work
Orders

Mr. Cox reviewed the Landscape Maintenance Report with the Board noting that the bathroom is ready for use except for the drinking fountain, which will start running after Mother's Day to avoid possible freeze occurrence. Mr. Cox informed the Board planting has been scheduled for mid-May with flowers coming in the next week or two, the perennial replacements are in progress, and the shrubs by the Clubhouse entrance have been completed. Mr. Cox noted the snow removal damage repairs have been completed and the damaged monument by Lowe's is fixed.

Update on Turf Reduction,
Rebates and Additional
Technology to Reduce Water
Usage

Mr. Cox informed the Board he is looking into upgrading heads, nozzles, and monitoring devices for the irrigation system rebate and how the rebate process can be completed. Mr. Cox is looking into the steps for the turf reduction program and noted there are a few areas to remove turf from, including the medians. Director Barela is willing to sign off on rebates when needed. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director Barela to work with Mr. Cox on rebates as needed.

Review and Consider
Approval of Work
Orders/Proposals

Mr. Cox reviewed Estimate #1758 for rolltop edging to rejuvenate the corner of Wheatlands Parkway and Harvest in the amount of \$1,829.65. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review and Discuss
Detention Pond Inspection
Report and Maintenance

Mr. Cox noted he will work with the consultant to have the report completed by the end of the month.

Discuss Retaining Landscape Architect for Landscape Conversion from Turf

Mr. Cox informed the Board he would like to investigate the rebate payback to determine if the refunded amount justifies bringing in a landscape architect for turf conversion.

Other Landscape Maintenance Matters

Ms. Rodau reported that a large party at the park on a Saturday resulted in overflowing trashcans and a second party on Sunday complained. Mr. Cox offered to send someone out for additional trash pickup if needed. The Board determined to see if the issue repeats. No action was taken.

It was noted the sand area in the park needs raking. Mr. Cox will contact Architerra regarding the maintenance manual for the park.

Legal Matters

Update on Murphy Creek Trail and City of Aurora Request for Easement to Cross District Property

Ms. Stutz provided an update on the Murphy Creek Trail and the City of Aurora request for the Easement to cross District Property. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request.

Other Legal Matters

None.

District Management

Review District Manager's Report

Ms. Rodau reviewed the District Manager's Report with the Board.

Discuss Pool Leaks and VGD Installation Progress

Ms. Rodau noted two leaks are present and have been approved. There is a third leak that will be addressed once the pool closes. Ms. Rodau informed the Board the winterization issues have been fixed and the bathrooms are operational.

Review Playground Safety Solutions, LLC report

Ms. Rodau reviewed the report from Playground Safety Solutions, LLC with the Board and noted there are no issues.

District Manager's Monthly Report

Ms. Rodau noted Kona Ice would like to come to the pool house on Mondays during pool season. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Kona Ice to come the first Monday of each month.

Ms. Rodau informed the Board the pool deck furniture has been delivered and she will dispose of the old furniture to include setting it out free for the community.

Ms. Rodau requested the Board approve the purchase of Otterpops. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the purchase of two boxes of Otterpops.

The Board discussed whether to hold a grand opening at the park. The Board determined to announce the park is open in the community newsletter and possibly hold an event in August.

Other Management Items None.

Capital Projects

Urban Soccer Fields Update Ms. Rodau provided an update on the urban soccer fields noting the site has been graded, concrete has been poured, and the electrical is approved. Director Barela inquired as to whether both fields can fit on the single concrete pad. Ms. Rodau will investigate.

Director's Items

Wheatlands Park and Recreation Authority Update Ms. Rodau provided an update on the Wheatlands Park and Recreation Authority to the Board.

Review and Discuss Board Emails Receives (board@wheatlandsmetro.org) Ms. Rodau informed the Board there has been a complaint received regarding parking on the street. Ms. Sulzle will add information regarding parking to the next newsletter.


Other Director Items Director Barela asked about the previous resident inquiry about alcohol and security. Ms. Rodau noted she has not heard anything more from the resident and that YMCA policy is to have security at events with alcohol. District General Counsel will follow up to determine if anything needs to be done.

Director Martin noted she heard of community members requesting brick fencing along Powhatan on social media. The Board discussed brick fencing for sound mitigation around the perimeter of the District and associated costs. No action was taken.

Other Business None.

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 (Jun 13, 2023 17:27 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 8th day of June, 2023.