

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 8, 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
Rodney DeWalt
Sameer Bhatnagar
Brooke Holliman

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; and Sharon Sulzle, AMI HOA.

Director Kathy Barela 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 6:04 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 presented.

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 May 11, 2023 and May 24, 2023 Meetings; and
- b. Pay Application No. 13 from Richdell Construction for Soccer Field Site Work.

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 Bhatnagar requested a note in the newsletter about residents replacing dead trees in their yards.

Ms. Rodau noted a few resident questions and complaints regarding mowing, basketball courts, and windows.

Financial Matters

Review Unaudited Financial Statements and Approve Payment of Claims

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

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report and Status of Approved Work Orders

Deferred.

Review Water Use Tracking Report Deferred.

Other Landscape Maintenance Matters Ms. Rodau reported there was vandalism in the park bathrooms and recommends the Board requires people to supply their own toilet paper. Mr. Bhatnagar recommends closing the bathrooms except for times when people reserve the park for parties. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the closing of the bathrooms except for parties at the park until the next meeting due to vandalism and placing a sign on the door letting people know the bathrooms are closed due to vandalism. Ms. Sulzle will include a notice of the bathroom closure in the newsletter.

Legal Matters

Other Legal Matters None.

District Management

Review District Manager’s Report Ms. Rodau reviewed the District Manager’s Report with the Board.

Ms. Rodau noted the activity pool has been plastered and is holding water. The activity pool should be running by the end of the week.

Ms. Rodau informed the Board the men’s pool toilet issues have been fixed.

Ms. Rodau noted the electrical outlet in the pump room had a burn around the outlet that has since been repaired.

Ms. Rodau discussed the swim team with the Board noting that the team has requested to set up the nights before their meets. Ms. Rodau will look into when they have set up in the past. Ms. Rodau noted the swim team has complained about the pool maintenance company and has advised they have a conflict with the pool maintenance company.

Ms. Rodau noted a resident asked about additional mowing of the open space next to Powhatan Road. Ms. Rodau informed the Board mowing typically occurs twice per year, and she will check with Cox Landscaping on their mowing schedule for this summer.

Ms. Rodau noted the basketball nets in the park have been cut and she will check with Lesanne regarding industrial options for the nets.

Other Management Items None.

Capital Projects

Urban Soccer Fields Update Ms. Rodau provided an update on the Urban Soccer Fields, noting the second concrete pad is anticipated to be poured at the beginning of next week due to weather. Ms. Rodau reported the electrical estimate for the fields is \$45,000 and she will look into the other estimates. Ms. Rodau noted Urban Soccer states they can't install until mid-July, and she has informed Urban Soccer the Board is frustrated with the costs and timing of installation. Ms. Rodau is working with Urban Soccer to solve the issue.

Ms. Rodau reported she received an inquiry regarding sponsorship opportunities for the fields.

Update on Final Walkthrough of Wheatlands Park Phase II Ms. Stutz provided an update on the final walkthrough of Wheatlands Park Phase II, noting that the last issue is irrigation which is to be addressed next week.

Director's Items

Wheatlands Park and Recreation Authority Update Ms. Rodau provided an update on the Wheatlands Park and Recreation Authority to the Board, noting the meeting this month was cancelled.


Review and Discuss Board Emails Receives (board@wheatlandsmetro.org) This matter was addressed under Covenant Enforcement.

Other Director Items None.

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 (Jul 25, 2023 21:07 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 13th day of July 2023.