

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

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

Attendance

The 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
Brooke Holliman

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; Kevin Cox, Cox Landscaping; and Sharon Sulzle, AMI HOA.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:02 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

None.

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 June 8, 2023 Meeting, with the corrections as noted; and
- b. Pay Application No. 14 from Richdell Construction for Soccer Field Site Work.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the violation summary and the architectural request summary.

The Board discussed fence issues. Mr. Porter provided an update on the fencing issue with his neighbors. The Board authorized Ms. Sulzle to prepare a letter to the homeowners at 6482 S. Kellerman Way, 6472 S. Kellerman Way, and 6492 S. Kellerman Way noting that the 6ft fence for the property at 6482 S Kellerman Way may remain, so long as the conditions discussed by the Board, and to be included in the letter, are met.

Mr. Waldron reviewed the requirements of SB23-178 related to water-wise landscaping. Ms. Suzle will review the guidelines and suggest revisions.

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 claims.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report and

Mr. Cox reviewed the landscape maintenance report. The Board would like to look at a key fob option for the bathroom in the

Status of Approved Work Orders

park in an attempt to reopen it but still reduce vandalism. The plant warranty replacements at the monuments are scheduled.

Discuss Cox Professional Landscape Services LLC Work Estimate #40360 for Beauty Banding

The Board engaged in a general discussion regarding Cox Professional Landscape Services LLC Work Estimate #40360 for Beauty Banding. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work estimate.

Discuss Cox Professional Landscape Services LLC Work Estimate #1818 for Tree Removal and Replacement

The Board engaged in a general discussion regarding Cox Professional Landscape Services LLC Work #1818 for Tree Removal and Replacement. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work estimate, subject to verification of the plant count.

Discuss Cox Professional Landscape Services LLC Work Estimate #1817 for Plant Audit

The Board engaged in a general discussion regarding Cox Professional Landscape Services LLC Work #1817 for Plant Audit. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work estimate.

Discuss Cox Professional Landscape Services LLC Work Estimate #1824 for Replanting Trees

The Board engaged in a general discussion regarding Cox Professional Landscape Services LLC Work #1824 for Replanting Trees. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work estimate.

Review Water Use Tracking Report

The Board engaged in a general discussion regarding water usage.

Other Landscape Maintenance Matters

Mr. Cox noted the detention ponds are being treated with larvicide. Mr. Cox will look at mosquito traps.

Legal Matters

Discuss Park Rules and Regulations and Violations

The Board discussed dogs off leash and requested a reminder to be placed in the newsletter that dogs need to be leashed, and that residents should call Aurora with concerns with dogs being off leash.

Discuss Pool Rules and Regulations

Tabled for further discussion after pool closes. The Board discussed parties happening at the pool without registering. The Board asked that information about pool rentals be sent out in the newsletter. The Board determined that unregistered parties will be asked to complete the paperwork and pay the required fee.

Other Legal Matters None.

District Management

Review District Manager’s Report Ms. Rodau reviewed the management report. She also noted that the snack shack has been going well.

Discuss Industrial Basketball Nets and Rims The Board discussed the purchase of industrial basketball nets and rims. Following discussion, upon motion duly made and seconded, the Board unanimously approved the purchase.

Discuss Aurora Fire Rescue Report The Board reviewed the Aurora Fire Rescue Report.

Ratify Richdell proposal The Board engaged in a general discussion. Following discussion, upon motion duly made and seconded, the Board unanimously ratified the proposal from Richdell for additional work related to the soccer fields in the amount of \$29,841.00.

Other Management Items The Board reviewed three Pool Dr. quotes. Following discussion, upon motion duly made and seconded, the Board unanimously approved the quotes in the amounts of \$514.02, \$2,385.71, and \$1,885.51.

Capital Projects

Phase II Park Update Ms. Barela noted that many residents do not know that the hammock stands are available in the park. Ms. Rodau will look at signage options.

Urban Soccer Fields Update It was noted that the small court is complete. Urban Soccer Field will return to complete the larger field in 30 days to allow the gravel pad to settle.

Discuss Proposals for Soccer Field Lighting System Deferred.

Director’s Items

Wheatlands Park and Recreation Authority Update It was noted there is a joint District and Authority meeting being scheduled.

Review and Discuss Board Emails Receives None.

(board@wheatlandsmetro.org)


Other Director Items None.

SARIA The Board discussed the appointment of the District’s SARIA representative. Upon motion duly made and seconded, the Board unanimously appointed Director Martin to replace Director Holliman as the SARIA representative.

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 (Aug 19, 2023 17:01 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 10th day of August, 2023.