

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 12, 2023 at 6:00 p.m., at the Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado.

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

Director Brooke Holliman was absent. All director absences are deemed excused unless otherwise noted in these minutes.

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 and Megan Hutchins, AMI HOA; Tom George and Danielle Kaiser, Spencer Fane LLP, South Aurora Regional Improvement Authority (SARIA) Counsel; Kevin Cox and Randy Cox, Cox Professional Landscaping Services, LLC; and homeowners.

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 amended.

Legal Matters *(moved up from Item 9)*

Discuss and Consider Approval of Amendment to Service Plan to Revise the ARI Mill Levy Imposition Amounts

Mr. George presented an overview of SARIA, listing the master plan projects, the current mill levy system, the issues with the current mill levy system, and the proposal to amend the Service Plan. Following discussion, upon a motion duly made and seconded, the Board unanimously approved amending the Service Plan as discussed.

Other Legal Matters

None.

Public Comment

A homeowner commented on covenant enforcement procedures.

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:

- Minutes from September 14, 2023 Meeting and September 27, 2023 Joint Meeting;
- Pay Application #16 from Richdell Construction, Inc. and Release Retainage Subject to Publication of Notice of Final Payment; and
- Independent Contractor Agreement with Mile High Lighting & Events, LLC for Holiday Lighting.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the architectural and covenant enforcement reports with the Board.

Review and Consider Proposed Revisions to

Ms. Sulzle reviewed the proposed revisions to the Residential Improvement Guidelines with the Board. Following discussion,

Residential Improvement Guidelines

upon a motion duly made and seconded, the Board unanimously approved the revisions.

Financial Matters

Review Unaudited Financial Statements and Approve Payment of Claims

Mr. Shultz reviewed the August 31, 2023 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the unaudited financial statements.

Mr. Shultz reviewed the claims for July in the amount of \$242,715.55 and August in the amount of \$250,434.20 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and ratified the claims payable.

Discuss Proposed Out of District Fees for Use of Clubhouse and Pool

Mr. Shultz reviewed the proposed calculation of non-resident fees for the use of the clubhouse and pool. Following discussion, upon a motion duly made and seconded, the Board unanimously approved a \$1,000 deposit and non-resident rate of \$300.00 for any new contracts.

Other Financial Matters

Mr. Shultz discussed the capital reserve study with the Board.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. K. Cox reviewed the landscape maintenance report with the Board, noting restrooms will remain locked over the winter except for scheduled events.

Review Work Orders/Proposals

Cox Proposal No. 40850 in the amount of \$3,805.38 to Remove and Replace Wheatgrass (S. Powhatan Rd. & S. Langdale Ct.)

The Board reviewed proposal no. 40850 in the amount of \$3,805.38. The Board deferred action on this item.

Cox Proposal No. 41037 in the amount of \$14,384.50 for Soccer Field Native Conversion	The Board reviewed proposal 41037 in the amount of \$14,384.50. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Cox Proposal No. 41040 in the amount of \$4,783.08 for Wheatlands YMCA - Decorative Wall Enhancement	The Board reviewed proposal 41040 in the amount of \$4,783.08. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Cox Proposal No. 41041 in the amount of \$3,050.00 for YMCA Dead Tree & Plant Removal	The Board reviewed proposal 41041 in the amount of \$3,050.00. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Cox Proposal No. 41044 in the amount of \$3,603.00 to Install River Rock (Cnr. S. Jamestown Way & S. Kewaunee Way)	The Board reviewed proposal 41044 in the amount of \$3,603.00. The Board deferred action on this item.
Cox Proposal No. 40767 in the amount of \$13,489.68	The Board reviewed proposal 40767 in the amount of \$13,489.68. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Cox Proposal No. 41039 in the amount of \$1,096.20	The Board reviewed proposal 41039 in the amount of \$1,096.20. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal.
Review Water Use Tracking Report	The Board reviewed the water use tracking report.
Discuss Landscape Maintenance at Wheatlands Parkway & Ider St. (6720 S. Kellerman Way) and Account Credit	The Board discussed landscape maintenance at Wheatlands Parkway and Ider Street and a request from a homeowner to be reimbursed for mowing the native area on District property behind their house. It was noted that the native areas are being maintained using best management practices. The request for a rebate on fees was denied, and it was noted residents should not be undertaking maintenance activities on District property.
Discuss Meter Reads for Association Property (Villas at Wheatlands)	Mr. K. Cox noted he will provide information regarding meter reads for Association property to Ms. Rodau.

Other Landscape
Maintenance Matters

Mr. K. Cox noted he will provide the amount for contract renewal to the Board. Mr. R. Cox discussed long-term cost savings to the District by reducing sod in the medians along Wheatlands Parkway and Powhatan Way. He noted the District would save about 500,000 gallons of water every year and the return on investment is about 4-5 years on water-wise landscaping.

District Management

Discuss Proposed Changes to
Pool Waiver

Mr. Waldron discussed the proposed changes to the Pool Waiver with the Board. The Board determined children 10 years of age and under must be accompanied by an adult, 16 years of age or older, to enter the pool area and use the facilities. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the changes.

Review Trash and Recycling
Service Proposals

The Board reviewed the trash and recycling service proposals. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the renewal with Waste Management.

Discuss Snow Removal on
City Streets

The Board discussed snow removal on city streets. As the Board is unable to find a contractor willing to provide “as-necessary” snow removal services, the Board tabled this matter until the 2024-2025 snow season.

Review Pool Doctor Quotes

Quote# 43410 in the
amount of \$65,545.00 for
Activity Pool Replaster

The Board reviewed proposal 43410 in the amount of \$65,545.00. The Board asked Ms. Rodau to get more information on tile. Ms. Armitage will provide an alternate quote. Following discussion, upon a motion duly made and seconded, the Board unanimously approved activity pool replaster services in an amount not to exceed \$65,545.00.

Quote# 43383 in the
amount of \$4,364.57 for
Heater Maintenance

The Board reviewed proposal 43383 in the amount of \$4,364.57. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Quote# 43392 in the
amount of \$498.99 for
VGB Drain Cover
Replacement Inspection

The Board reviewed proposal 43392 in the amount of \$498.99. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Quote# 43391 in the amount of \$15,430.07 for End of Year Repairs	The Board reviewed proposal 43391 in the amount of \$15,430.07. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Discuss Moving Acid from Inside Pool Room to Acid Cage	The Board deferred action on this item. The Board asked Ms. Rodau to investigate a motorized vent.
Discuss Concrete Pillars and Caps and Proposed Changes to Top Cap; Review Proposal from Ornelas Construction in the amount of \$675.00 (each) for Installation of New Concrete Caps.	The Board asked Ms. Rodau to obtain additional quotes and deferred this item until the November regular meeting.
Other Management Items	None.

Capital Projects

Urban Soccer Fields Update	Ms. Rodau reported the soccer fields are still not complete. The Board asked that the final payment be held until all work is done. Ms. Rodau will work on updated quotes for the installation of power for the lights.
A&P Trying to Close-Out Permit	Ms. Rodau reported Richdell has not stabilized the site. Ms. Armitage will discuss the issue with A&P and Richdell.

Director's Items

Wheatlands Park and Recreation Authority Update	Ms. Armitage presented the proposed letter of intent between the YMCA, the District, and the Authority to the Board.
Review and Discuss Board Emails Receives (board@wheatlandsmetro.org)	The Board discussed a homeowner request for additional pet waste stations due to pet waste in their yard. The Board determined the homeowner may put up a sign in their yard to address the issue rather than installing additional pet waste stations.
Other Director Items	None.

Other Business

City of Aurora
Neighborhoods Park (E.
Smoky Hill Rd. and S. Ider
St.) Meeting October 10 @
6pm at Southeast Recreation
Center and Fieldhouse

The Board engaged in general discussion regarding the City of
Aurora Neighborhoods Park meeting.


Executive Session

Not needed.

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 (Dec 4, 2023 13:52 MST)

Secretary for the Meeting

The foregoing minutes were approved the 9th day of November
2023.