

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 11, 2024 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
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; Sharon Sulzle, AMI HOA; and Kevin Cox and Randy Cox, Cox Professional Landscaping Services, LLC.

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.

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:

- Minutes from November 9, 2023 Regular Meeting;
- Claims Paid in the amount of \$259,364.61;
- Resolution Designating Meeting Notice Posting Location;
- Work Order No. 13 to Cox Professional Landscape Services, LLC Independent Contractor Agreement (for tree replacement related to car accident);
- Work Order No. 14 to Cox Professional Landscape Services, LLC Independent Contractor Agreement (backflow enclosure related to car accident);
- Work Order No. 15 to Cox Professional Landscape Services, LLC Independent Contractor Agreement (voles); and
- Work Order No. 16 to Cox Professional Landscape Services, LLC Independent Contractor Agreement (top dress rack).

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the architectural and covenant enforcement reports with the Board, as well as the 2023 summary report.

Review and Approve Independent Contractor Agreement for Covenant Enforcement Services with AMI

The Board reviewed the Independent Contractor Agreement for Covenant Enforcement Services with AMI. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Review Court Judgement Order re Affidavit of Attorney Fees

Ms. Sulzle reviewed the Court Judgment Order regarding the Affidavit of Attorney Fees. The Board asked that legal counsel follow up with Altitude Law on billing and detailed pleadings.

Discuss Fencing Dispute

The Board discussed the response letter from Mr. Vogel. Altitude Law recommends that the Board not waive the requirements for additional fencing. AMI is willing to take on responsibility for removing Mr. Porter’s 5 foot pickets. Following discussion, upon a motion duly made and seconded, the Board unanimously approved AMI offering to remove Mr. Porter’s pickets and waiving the requirement for Mr. Vogel to build the remaining fence and waiving the 25% replacement provision in the guidelines. Ms. Sulzle will also work on an update to the guidelines to remove the 25% replacement threshold for all properties.

Financial Matters

Review Unaudited Financial Statements

Mr. Shultz reviewed the November 30, 2023 unaudited financial statements with the Board.

Other Financial Matters

It was noted the 2023 Audit is scheduled to start February 26, 2024.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. R. Cox reviewed the landscape maintenance report with the Board.

Review Work Orders/Proposals

None.

Other Landscape Maintenance Matters

None.

Legal Matters

Other Legal Matters

None.

District Management

Review District Manager’s Report

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

Review Park Camera Proposals

ProSec Integration, LLC
Estimate No. 33204

The Board reviewed Estimate No. 33204 from ProSec Integration, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal, subject to Ms. Rodau’s confirmation that the system will record.

Review Lap Pool Refinishing Proposals

Aquatic Paradise Pools and Spas, LLC Estimate No. 1196

The Board reviewed Estimate No. 1196 from Aquatic Paradise Pools and Spas, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and asked Ms. Rodau to confirm completion prior to the pool opening.

Aquatic Paradise Pools and Spas, LLC Estimate No. 1197

Deferred.

Review Front Range Roofing Systems LLC Management Report

The Board reviewed the Front Range Management Systems LLC Management Report. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$1,200, plus inspections.

Review Pool Doctor Quote No. 44439 for Maintenance Services

The Board reviewed Quote No. 44439 from the Pool Doctor for maintenance services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the quote.

Reserve Study Amendment

The Board reviewed the Reserve Study Amendment to include the recreation center property. Following discussion, upon a motion duly made and seconded, the Board unanimously approved amending the Reserve Study to 12 weeks with no site visit.

Signs by Tomorrow Estimate for Pool Rules Sign

The Board reviewed the estimate from Signs by Tomorrow for pool rule signs. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the estimate for two pool rule signs in the amount of \$691.14.

Other Management Items

The Board discussed the reporting of YMCA programming to determine which programs are generating revenue and which ones are not. The Board would like to see the last year actual, budgeted, year to date actual and projected. Ms. Rodau will work with the YMCA to produce a draft report for the Board's review.

Capital Projects

Urban Soccer Fields Update

Ms. Rodau reported the lights are being installed within the next several weeks and noted she has not heard from Urban Soccer

Park on a revised invoice for work completed less the work remaining.

Median Landscaping Update

Mr. R. Cox will reach out to Lesanne Dominguez to coordinate.

Director’s Items

Wheatlands Park and Recreation Authority Update

Mr. Waldron noted that discussions with the Authority are ongoing.

Review and Discuss Board Emails Receives (board@wheatlandsmetro.org)

The Board reviewed the emails received in the general mailbox. Following discussion, the Board declined to sponsor the King Soopers kiosk.

Other Director Items

The Board discussed the memorial that has been erected in memory of the individuals who were involved in the car wreck on Wheatlands Parkway. Following discussion, upon a motion duly made and seconded, the Board asked Cox Professional Landscaping Services to remove the memorial items and clean up the site. Cox Professional Landscaping Services responded they will remove and hold the items.


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 (Feb 12, 2024 12:29 MST)

Secretary for the Meeting

The foregoing minutes were approved the 8th day of February, 2024.










2024.02.08 Execution Packet, Wheatlands MD

Final Audit Report

2024-02-12

Created:	2024-02-09
By:	Julia Dybdahl (jdybdahl@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASrLUuaHuydQjyGDm7keZyWdYfjnkXlsg

"2024.02.08 Execution Packet, Wheatlands MD" History

-  Document created by Julia Dybdahl (jdybdahl@wbapc.com)
2024-02-09 - 4:44:14 PM GMT
-  Document emailed to rspmartin2@gmail.com for signature
2024-02-09 - 4:45:53 PM GMT
-  Document emailed to Brooke Holliman (brooke.dorseyholliman@gmail.com) for signature
2024-02-09 - 4:45:53 PM GMT
-  Email viewed by rspmartin2@gmail.com
2024-02-09 - 6:04:06 PM GMT
-  Signer rspmartin2@gmail.com entered name at signing as Paulette Martin
2024-02-09 - 6:05:14 PM GMT
-  Document e-signed by Paulette Martin (rspmartin2@gmail.com)
Signature Date: 2024-02-09 - 6:05:16 PM GMT - Time Source: server
-  Email viewed by Brooke Holliman (brooke.dorseyholliman@gmail.com)
2024-02-12 - 7:28:55 PM GMT
-  Document e-signed by Brooke Holliman (brooke.dorseyholliman@gmail.com)
Signature Date: 2024-02-12 - 7:29:10 PM GMT - Time Source: server
-  Agreement completed.
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