

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: March 14, 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: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Eric Weaver and James Shultz, Marchetti and Weaver, District Accountants; Randy Cox, Cox Professional Landscaping Services, LLC; Sharon Sulzle, AMI HOA; Isabell Rodau and Billy Merryman, YMCA; and members of the public.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:01 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.

Approval of 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

Mr. O’Connor requested information about the recreation center. It was noted that the recreation center discussion is scheduled later in the meeting.

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:

- Minutes from February 8, 2024 Regular Meeting;
- Claims Paid in the amount of \$228,698.78; and
- Ratification of CLI Proposal.

The Consent Agenda was amended to reflect the ratification of the CLI proposal and removal of Cox 2024 Landscaping.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board. Ms. Sulzle reported that a prior fence violation has been resolved, noting AMI removed the five-foot fence pickets and is coordinating fence staining. Ms. Sulzle also noted that AMI is launching a new management software for homeowners to track covenant enforcement matters. District Counsel asked about ADA accessibility. Ms. Sulzle will connect with District counsel on ADA accessibility.

Urban Soccer Fields Update *(added)*

Mr. Merryman provided an update on the YMCA’s summer programming on the urban soccer fields.

Director Barela noted she would like the District to allow the YMCA to use the community basketball courts for programming. Following discussion, upon a motion duly made and seconded, the Board unanimously approved allowing the YMCA to use the District’s courts with the proceeds going back to Wheatlands Park and Recreation Authority.

Wheatlands Park and
Recreation Authority Update
(*moved up*)

Mr. Weaver provided an accounting review on the financing of the recreation center. Director Barela noted the loan is looking to close in mid-April. Mr. Weaver recommended that the books be separate, and a separate bank account be set up for the recreation center. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Mr. Weaver to open a separate bank account for the recreation center in anticipation of the loan.

Financial Matters

Review Unaudited Financial
Statements

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

Other Financial Matters

None.

Landscape Maintenance

Review Landscape
Maintenance Report

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

Review Work Orders/Proposals

2024 Landscape
Maintenance Expenses

The Board discussed the budget for landscaping and status of expenditures.

Review Cox Professional
Landscape Services, LLC
Proposal #42271 for
Retaining Wall Repair in
the amount of \$11,366.40

The Board reviewed proposal #42271 for the retaining wall repair from Cox Professional Landscape Services, LLC in the amount of \$11,366.40. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review Cox Professional
Landscape Services, LLC
Proposal #42329 for Park
Playground Path in the
amount of \$5,595.25

The Board reviewed proposal #42329 for the park playground path from Cox Professional Landscape Services, LLC in the amount of \$5,595.25. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review Cox Professional
Landscape Services, LLC
Proposal #42333 for
Erosion in the amount of
\$1,857.25

The Board reviewed proposal #42333 for erosion from Cox Professional Landscape Services, LLC in the amount of \$1,857.25. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the proposal.

Review Cox Professional Landscape Services, LLC Proposal #42347 for 25200 E. Arbor Place in the amount of \$800.25

The Board reviewed proposal #42347 for 25200 E. Arbor Place from Cox Professional Landscape Services, LLC in the amount of \$800.25. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and directed District Counsel to draft a letter for reimbursement.

Review Cox Professional Landscape Services, LLC Proposal #42410 for Trash Cans in the amount of \$1,863
(added)

The Board reviewed proposal #42410 for trash cans from Cox Professional Landscape Services, LLC in the amount of \$1,863. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Landscape Maintenance Matters

None.

Legal Matters

Discuss and Consider Approval of Permit for Comcast to Install New Underground Fiber/Coax for New Comcast Equipment

Ms. Stutz reviewed the permit for Comcast to install new underground fiber/coax for their new equipment with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the permit.

Discuss the Governor’s Office of Information Technology Adoption of Permanent Rules, 8 CCR 1501-11, Rules Establishing Technology Accessibility Standards

Ms. Stutz reviewed the Governor’s Office of Information Technology’s adoption of permanent rules, 8 CCR 1501-11 and rules establishing technology accessibility standards. No action was taken.

Discuss and Consider Website Options

Ms. Stutz presented the website options to the Board, noting Heatherly Creative will not offer document remediation moving forward. The Board asked legal counsel to provide proposals for document remediation and other website providers at the next meeting.

Other Legal Matters

None.

District Management

Review and Consider Approval of the Pavement Maintenance Proposal

Ms. Rodau reviewed the pavement maintenance proposal with the Board. No action was taken.

Review District Manager’s Report

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

Ms. Rodau reviewed the OWL estimate with the Board. No action was taken.

The Board discussed a community bulletin board. The Board determined to utilize the board at the pavilion and also post information on the website.

Discuss 2024 Aurora Revenue and Expenses

Ms. Rodau reviewed the 2024 YMCA Ad & Marketing Campaign Overview with the Board. No action was taken.

Other Management Items

None.

Director's Items

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

Ms. Rodau noted she received a request from a community member to set up a booth at District events. The Board discussed allowing business sales at community events and the possibility of holding a craft fair. The Board asked Ms. Rodau to survey the community regarding a craft fair.

None.

Other Director Items
Other Business

Upon request, the Board allowed additional public comment. Mr. O'Connor asked the Board to let the community know about the Wheatlands Park and Recreation Authority changeover and the financial costs and to record their decisions on the same.

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.



Rodney DeWalt (Jun 11, 2024 21:24 MDT)

Secretary for the Meeting

The foregoing minutes were approved the 11th day of April, 2024.