

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD JANUARY 8, 2026 AT 6:00 P.M. AT
VIA TELECONFERENCE**

The regular meeting of the Board of Directors of Wheatlands Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Sameer Bhatnagar
Kathleen Barela
Brooke Holliman
Rodney DeWalt

Director Batson was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Erin K. Stutz, Esq., WBA, PC, Attorneys at Law, District General Counsel; Isabell Rodau, YMCA, District Manager; James Schultz, Marchetti & Weaver, LLC, District Accountant; Sharon Sulzle and Wendy Koenig, AMI Advanced Management, LLC, Covenant Enforcement and Architectural Review; Katalin Dor, Sonia Walker, Lori Walker, David Wyman, and Lynn Taylor, YMCA; Bob Howey, Tree Analysis Group; Randy Cox, Cox Landscaping; Jesse Hogue, Pool Doctor; and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and President Bhatnagar called the meeting to order.

Conflict of Interest Disclosures

Ms. Stutz advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Stutz reported that disclosures for those directors that provided WBA, PC, 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.

Confirmation of Posting of Meeting Notice

Ms. Stutz confirmed the meeting notice was posted as required by law.

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 Comments

None.

Consent Agenda

Ms. Stutz reviewed the items on the consent agenda with the Board. 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. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- November 13, 2025 Regular Minutes
- Resolution Amending Parks and Recreation Fee Schedule
- Resolution Amending Operations Fee Schedule

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle presented the Architectural Review and Covenant Enforcement Reports to the Board.

Discuss Transition of Operations Fee and Park Fee Payments from AMCOBI to AMI

Ms. Sulzle discussed the transition of operations fee and park fee payments from AMCOBI to AMI with the Board, noting that the transition has been challenging. Ms. Koenig noted that she provides client care services for AMI. Ms. Sulzle recommended waiving late fees for January and February due to the transition. Director Barela requested that a communication to the homeowners and that AMCOBI confirm in writing that they will not collect automatic payments in February. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the waiver of late fees for January and February.

Other Covenant Enforcement/Design Review Matters

None.

District Management

Discuss Pool Doctor Pool Renovation Contract and Status of Additional Proposals

The Board discussed the agreement for the wader pool with Pool Doctor. Mr. Hogue noted that he will evaluate permitting, bonding, and liquidated damages and will provide costs for bonding and permitting. Legal counsel will work with Pool Doctor on the liquidated damages clause. The Board defers that matter to the next regular meeting. The Board determined to continue to work with Pool Doctor on additional proposals for maintenance.

Review Tree Analysis Group Proposed 2026 Emerald Ash Borer Management Plan and 2025 Tree Inspection and Recommendations Assignment

Mr. Howey provided an update on the 2025 Report. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the tree inspection and recommendations proposal. No action on the emerald ash borer proposal was taken.

Financial Matters

Review Payables

Mr. Shultz presented the payables to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the payables.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report

Deferred.

Review Irrigation Repairs Breakdown

None.

Review Water Usage Tracking Report and Aurora Water Conservation Report

None.

Review Work Orders/Proposals for Cox Professional Landscaping Services, LLC

None.

Other Landscape Maintenance Matters

None.

District Management Continued

Review District Manager's Report

Ms. Rodau presented the District Manager's Report to the Board. It was noted that the YMCA is restructuring and Ms. Rodau is resigning from YMCA. Ms. Dor will take over Ms. Rodau's position, and Ms. Walker will provide the YMCA reports at future meetings.

Review Clubhouse Report

The Board reviewed the clubhouse report. No action taken.

Review YMCA Year Over Year Increases

The Board reviewed the YMCA Year Over Year Increases. No action taken.

Review Pool Doctor Proposals: -***Quote 52460***

The Board reviewed Pool Doctor Quote 52460. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Quote 52461

The Board reviewed Pool Doctor Quote 52461. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Review Playground Safety and Maintenance Reports

No action taken.

Other Management Matters

None.

Legal Matters***Review and Consider Public Service Company of Colorado Utility Easement (Tract B)***

Ms. Stutz presented the Public Service Company of Colorado Utility Easement (Tract B) to the Board. The Board requested legal counsel to work with Xcel on the location of the unit and indemnification clause. No action taken.

Litigation Update

Ms. Stutz provided an update on the litigation matter.

Other Legal Matters

None.

**President Bhatnagar left the meeting at 7:58pm

Director's Items***Review and Discuss Board Emails Received***

None.

Other Director Items

The Board engaged in general discussion regarding SARIA. Director Barela noted that the budget showed 1 mill for 2026 and thinks it should be 5 mills. Legal counsel to follow up with SARIA.

Other Business

None

Next Meeting

February 12, 2026

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


Brooke Holliman (Feb 26, 2026 10:29:48 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 12th day of February 2026.