

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD FEBRUARY 12, 2026 AT 6:00 P.M.
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
Rodney DeWalt
Christopher Batson

Director Holliman 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; James Schultz, Marchetti & Weaver, LLC, District Accountant; Sharon Sulzle, AMI Advanced Management, LLC, Covenant Enforcement and Architectural Review; Katalin Dor, Lori Walker, David Wyman, and Breezy Bolden, YMCA; Randy Cox, Cox Landscaping; 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.

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:

- January 8, 2025 Regular Minutes
- Resolution Designating Meeting Posting Location

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports - Ms. Sulzle reviewed the architectural and covenant enforcement reports with the Board and noted that the file transfer with AMCOBI has been challenging. AMI has been working to clear up the issues. Following discussion, upon a motion duly made and seconded, the Board unanimously approved waiving the late fees for March.

Other Covenant Enforcement/Design Review Matters - None.

Financial Matters

Review Statement of Net Position and Claims - Mr. Schultz presented the Statement of Net Position and claims payable to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the statement of net position and ratified the claims.

Other Financial Matters - None.

Landscape Maintenance

Review Landscape Maintenance Report - Mr. Cox presented the landscape maintenance report to the Board.

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.

Review Median Project Proposals - Mr. Cox presented the median project proposals to the Board. The Board determined to defer the matter to the 2027 Budget Workshop.

Review Detention Pond Report - Mr. Cox presented the detention pond report to the Board, noting that there won't be any additional work needed this year beyond standard maintenance.

Review Annual Inspection and Maintenance Reporting Form for Stormwater Facilities - Mr. Cox discussed the annual inspection and maintenance reporting form for the stormwater facilities the Board, noting that there won't be any additional work needed this year beyond standard maintenance.

Other Landscape Maintenance Matters - None.

Legal Matters

Litigation Update - Ms. Stutz provided an update on the litigation matter.

Review and Approval of Resolution Amending Exhibit A to Resolution Adopting a Procurement Policy - Ms. Stutz presented the Resolution Amending Exhibit A to Resolution Adopting a Procurement Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Discuss District Documents on the Website - Ms. Stutz discussed the district documents on the website. The Board determined to keep the current documents and up to two years of minutes on the website.

Review and Approval of Xcel Easement - Ms. Stutz presented the Xcel Easement to the Board. The Board directed Ms. Stutz to negotiate with Xcel regarding compensation for the easement.

Other Legal Matters - None.

District Management

Review District Manager's Report - Ms. Dor presented the District Manager's Report to the Board and noted that she will provide internet provider options at the next meeting.

Review Clubhouse Report - Ms. Dor presented the Clubhouse Report to the Board.

Review Playground Safety and Maintenance Reports - None.

Ms. Walker presented the YMCA Maintenance Report to the Board and discussed the need for repairs to the handicap door. Following discussion, upon a motion duly made and seconded, the Board unanimously approved repair costs not to exceed \$10,000 subject to legal and accounting determination of the repair as a capital expense.

Review Youth and Family Program Report - Ms. Walker presented the Youth and Family Program Report to the Board.

Director DeWalt left the meeting at 7:27 p.m.

Discuss Pool Doctor Pool Renovation Contract – The Board discussed Pool Doctor’s revised proposals for the wader pool and determined to defer renovations until after this pool season. The Board deferred Pool Doctor’s proposals deferred to next meeting and directed Ms. Dor to provide additional proposals.

Other Management Matters - None.

Director’s Items

Review and Discuss Board Emails Received (board@wheatlandsmetro.org) - None.

Other Director Items - The Board engaged in discussion regarding social media. Director Batson will work on an Instagram page that connects to the Facebook page.

Other Business

None.


Next Meeting

March 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 (Mar 15, 2026 16:39:02 MDT)

Secretary for the Meeting

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