

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD FEBRUARY 12, 2026 AT 5:00 P.M.
VIA TELECONFERENCE**

The special 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., and Clint C. Waldron, Esq., WBA, PC, Attorneys at Law, District General Counsel; Sharon Sulzle and Katie Christopher, AMI Advanced Management, LLC, Covenant Enforcement and Architectural Review.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Ms. Stutz 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.

Executive Session

Executive Session of the Board of Directors pursuant to Section 24-6-402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice related to contracts for district management, clubhouse management, programming services, pool maintenance and staffing services; and Section 24-6-402(4)(e), C.R.S., for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding contracts for district management, clubhouse management, programming services, pool maintenance and staffing services - Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 5:05 p.m. for the purpose of receiving legal advice on to contracts for district management, clubhouse management, programming services, pool maintenance and staffing services pursuant to Section 24-6-402(4)(b), C.R.S and for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding contracts for district management, clubhouse management, programming services, pool maintenance and staffing services pursuant to Section 24-6-402(4)(e), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 5:30 p.m.

Legal Matters

Review and Discuss Contracts for District Management, Clubhouse Management, Programming Services, and Pool Maintenance and Staffing Services - The Board discussed the contracts for district management, clubhouse management, programming services, and pool maintenance and staffing services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the AMI proposal and Front Range Recreation proposal, subject to finalizing terms for costs, and approved terminating the YMCA agreements for district management, clubhouse management, programming services, and pool maintenance and staffing service, effective immediately.


Other Business

None.

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)

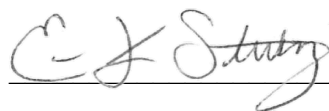
Secretary for the Meeting

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

ATTORNEY STATEMENT

REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Wheatlands Metropolitan District, I attended the executive session at the special meeting of Wheatlands Metropolitan District convened at 5:05 p.m. on February 12, 2026 for the sole purpose of discussing contracts for district management, clubhouse management, programming services, pool maintenance and staffing services; and Section 24-6-402(4)(e), C.R.S., for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding contracts for district management, clubhouse management, programming services, pool maintenance and staffing services.as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

A handwritten signature in cursive script, appearing to read "Erin K. Stutz", is written above a horizontal line.

Erin K. Stutz, Esq.