

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD MARCH 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
Brooke Holliman
Rodney DeWalt
Christopher Batson

Also present were Erin K. Stutz, Esq., WBA, PC, Attorneys at Law, District General Counsel; James Schultz, Marchetti & Weaver, LLC, District Accountant; Sharon Sulzle and Isabell Rodau, AMI Advanced Management, LLC, Covenant Enforcement and Architectural Review; Katalin Dor and Lori Walker, YMCA; Randy Cox, Cox Landscaping; Bill O'Conner.

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 regarding 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

Mr. O'Connor inquired about reducing the speed limit on Wheatlands Parkway. The Board noted that the City owns the street, and therefore any request for a speed limit change would need to be addressed by the City. No action was taken by the Board at this time.

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:

- February 12, 2026 Special and Regular Minutes
- Independent Contractor Agreement with Front Range Recreation, Inc.
- Independent Contractor Agreement with AMI
- Termination of Independent Contractor Agreements with YMCA

District Management

Discuss YMCA Strategic Vision Meeting

Ms. Walker discussed the YMCA Strategic Vision Meeting and reported that a community meeting will be coordinated and scheduled at the YMCA at a later date.

Review YMCA Maintenance Report

Ms. Walker reviewed the YMCA Maintenance Report with the Board, including plans for the Recreation Center pool to be drained, cleaned and refilled, and that three treadmills at the YMCA are currently out of service and are being repaired. Ms. Walker will determine the timeline and coordination needed for painting the parking lot and scheduling the pool closure. Proposals related to parking lot refinishing and striping were deferred.

Review Youth and Family Program Report

Ms. Walker reviewed the Youth and Family Program Report with the Board.

Discuss Shared Use Agreement Exhibit

The Board discussed the Shared Use Agreement Exhibit, regarding the YMCA's responsibility for maintenance of the soccer field. Mr. Cox recommended rotating the goal posts to reduce wear on the field. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement, with added language regarding April through June programming and rotating the soccer goal posts.

Review Proposals to Repair Handicap Door

Ms. Walker reviewed the proposals to repair the handicap door with the Board, noting that the handicap door does not need to be replaced. No action taken.

Review Front Range Roofing Systems Roof Inspection Report

Ms. Walker reviewed the Front Range Roofing Systems Roof Inspection Report with the Board.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle provided an update on architectural reviews and covenant enforcement matters. Ms. Sulzle noted that once the City's water restrictions are in place, AMI will send an e-blast to the community regarding covenant violation standards related to grass maintenance. She also reported that AMCOBI has charged some homeowners again but has failed to provide the requested ledgers. As a result, the Board requested that legal counsel contact AMCOBI for the remaining information. Ms. Sulzle will also provide an accounting of costs incurred due to AMICOB's failure to provide the required information.

Other Covenant Enforcement/Design Review Matters

None.

Financial Matters

Review Claims Payable

Mr. Schultz presented the claims payable to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the payables.

Discuss Moodys Financial Rating Update

Ms. Stutz provided an update on the District's Moodys financial rating.

Other Financial Matters

Mr. Schultz noted that the 2025 Audit will be presented at the May meeting.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox presented the landscape maintenance report to the Board, noting that fertilizer will start next week. He further noted that weeding, spraying, aerating, and turf edging is underway, and the native grass conversion has gone well.

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

Mr. Cox presented the work orders and proposals to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Proposal# 45908, with work to begin April 1, 2026.

Other Landscape Maintenance Matters

None.

Review District Manager's Report

Ms. Rodau presented the District Manager's Report to the Board.

Review Clubhouse Report

Ms. Rodau reviewed the clubhouse report with the Board, noting that internet service at the clubhouse has been restored, an asphalt and striping proposal will be presented at the next meeting, which will include work for both the YMCA and the clubhouse areas, and the playground has been completed.

The Board also reviewed the Around the Corner Handyman Proposal for replacing wood panels and fencing on the dumpster enclosure. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the handman proposal in an amount not to exceed \$4,974.36.

Review Playground Safety and Maintenance Reports

None.

Discuss Playground Change Order

Ms. Rodau noted the mulch change order has been completed. She noted the damaged wires under the playground have been repaired, but A-Z is disputing payment. Ms. Rodau will provide more information once she receives an invoice for the repair.

Discuss Clubhouse Rentals Cleaning

The Board discussed clubhouse rentals and cleaning charges. Following discussion, upon a motion duly made and seconded, the Board unanimously approved a \$100 cleaning fee, which will take effect on October 1, 2026.

Discuss Security Company Options

This item was deferred to the next meeting.

Review Pool Renovation Proposals

Ms. Rodau noted that she is working on obtaining proposals. On a related issue Pool Doctor wants to test the wader pool in April. Ms. Rodau to obtain an estimate. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Director Barela and Director Batson to a Pool Committee and delegated approval for the estimate to the Pool Committee.

Discuss District Meeting Administration

The Board also discussed district meeting administration matters, noting that Board meeting coordination will be handled through legal counsel. AMI will send meeting enclosures to legal at least five days prior to the meeting. Ms. Stutz discussed the Front Range Independent Contractor Agreement and AMI Independent Contractor Agreement with the Board and AMI.

Other Management Matters

None.

Director's Items

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

None.

Other Director Items

None.

Legal Matters

Executive Session

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 8:27 p.m. for the purpose of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding related to Case No. 2025CV33300 pursuant to Sections 24-6-402(4)(b) and (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 8:43 p.m.

Consider Settlement Offer in Case No. 2025CV33300

The Board discussed the settlement offer in Case No. 2025CV33300. Upon a motion duly made and seconded, the Board unanimously approved Mr. Lock to tender offer as discussed.

Discuss Xcel Energy Easement

The Board discussed the Xcel Energy Easement. Upon a motion duly made and seconded, the Board unanimously approved Xcel Energy Easement.

Other Legal Matters

None.

Other Business

None.


Next Meeting

The next regular meeting is scheduled for April 9, 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 (Apr 13, 2026 08:53:48 MDT)

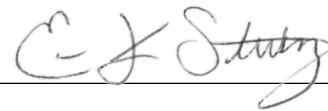
Secretary for the Meeting

The foregoing minutes were approved on the 9th day of April 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 regular meeting of Wheatlands Metropolitan District convened at 8:27 p.m. on March 12, 2026 for the sole purpose of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding related to Case No. 2025CV33300 pursuant to Sections 24-6-402(4)(b) and (e), 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.



Erin K. Stutz, Esq.