MINUTES OF A REGULAR MEETING OF THE BOARD OF THE WHEATLANDS METROPOLITAN DISTRICT HELD APRIL 9, 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, President
Kathleen Barela, Treasurer
Brooke Holliman, Secretary
Rodney DeWalt, Assistant Secretary
Christopher Batson, Assistant Secretary

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; David Wyman, YMCA; Randy Cox and Bob Howey, Cox Professional Landscape Services, LLC; and Emma Jacoby and Jay Cantrell, Front Range Recreation, Inc.

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 who 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

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. The Board removed the Shared Use Agreement from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- March 12, 2026 Regular Minutes
- Amended May 8, 2025 Regular Minutes
- A to Z Playground Mulch Change Order
- First Amendment to Independent Contractor Agreement with Front Range Recreation, Inc.

Landscape Maintenance

Review and Consider Approval of Davey Proposal 20071371-1774882002

Mr. Howey presented the Davey Proposal 20071371-1774882002 to the Board. Following discussion, upon a motion duly made and seconded, the Board, except Ms. Barela, approved the entire proposal. Ms. Barela voted no on the emerald ash borer treatment and yes on the remainder of the proposal.

YMCA and Recreation Center Management

Review YMCA Maintenance Report

Mr. Wyman presented the YMCA Maintenance Report to the Board.

Review Youth and Family Program Report

Mr. Wyman presented the Youth and Family Program Report to the Board.

Other YMCA and Recreation Center Management Matters

None.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle presented the Covenant Enforcement reports. Ms. Sulzle noted AMI and AMCOBI have completed the transition. Ms. Sulzle noted AMI will review the watering restrictions closely and will work with Ms. Rodau on a newsletter update.

Other Covenant Enforcement/Design Review Matters

None.

Financial Matters

Review Claims Payable/Financial Statements

Mr. Schultz 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

Mr. Cox presented the landscape maintenance report to the Board, noting completion of spring services.

Review Work Orders/Proposals

None.

Other Landscape Maintenance Matters

None.

Legal Matters

Executive Session of the Board of Directors for a conference with an attorney for the District for the purposes of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators related to Case No. 2025CV33300 pursuant to §§ 24-6-402(4)(b) and (e), C.R.S.

Not held.

First Amendment to Shared Use Agreement

Ms. Stutz presented the First Amendment to Shared Use Agreement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement as amended.

Other Legal Matters

None.

District Management

Introduction with Front Range Recreation, Inc.

Ms. Jacoby and Mr. Cantrell introduced themselves to the Board and discussed pool management and swim lessons with the Board.

Review District Manager's Report

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

Review Playground Safety and Maintenance Reports

The Board reviewed the playground safety and maintenance reports.

Review and Consider Approval of Rocky Mountain Playground Services Quote #911

No action taken as this proposal was previously approved.

Review and Consider Approval of AMS Proposal Dated March 26, 2026

Ms. Rodau presented the AMS proposal dated March 26, 2026 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Update Regarding Pool Renovation Proposals and Pool Doctor Estimate to Open Wader Pool Early

Ms. Rodau noted that she did not have an update on the renovations, and that the wader pool would be checked for leaks in the next few weeks at no additional cost.

Ms. Rodau discussed the Cal-Hypo lease with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously rescinded the approval for Cal-Hypo lease to the Board.

Review Asphalt Repair and Striping Proposals

Ms. Rodau presented the asphalt repair and striping proposals to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with Camco's proposals.

Approval of Revised Clubhouse Rental Agreement

Ms. Rodau presented the Clubhouse Rental Agreement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the 2026 Clubhouse Rental Agreement, as amended to include a cleaning fee, to clarify requirements for the rental party to remove trash and place it in the dumpster, and revised security provisions for events with 75 or more attendees with or without alcohol. The 2026 Clubhouse Rental Agreement will take effect on May 1 for all rentals reserved on or after that date.

Review and Consider Approval of Saquimux Services, LLC Cleaning Quote

Ms. Rodau presented the Saquimux Services, LLC Cleaning Quote to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the quote, amending the agreement to allow as needed cleaning at $100 per cleaning.

Discuss Security Options

The Board discussed the security options. Following discussion, upon a motion duly made and seconded, the Board unanimously approved moving forward with the American Eagle Security with a $1 million general aggregate coverage.

Other Management Matters

None.

Directors' Items

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

None.

Other Director Items

None.

Other Business

None.

Next Regular Meeting

May 14, 2026

Adjourn

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

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

Brooke Holliman (May 21, 2026 14:44:31 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 14th day of May 2026.