**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD MAY 14, 2026 AT 6:00 P.M. AT
WHEATLANDS CLUBHOUSE, 6601 S. WHEATLANDS PARKWAY, AURORA,
COLORADO AND 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 *(by telephone)*
Kathleen Barela, Treasurer
Rodney DeWalt, Assistant Secretary
Christopher Batson, Assistant Secretary

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 and Isabell Rodau, AMI Advanced Management, LLC, Covenant Enforcement and Architectural Review; Lori Walker, YMCA; Randy Cox and Kevin Cox, Cox Professional Landscape Services, LLC; Emma Jacoby, Front Range Recreation, Inc.; 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 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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- April 9, 2026 Regular Minutes
- Independent Contractor Agreement with CAMCO
- Independent Contractor Agreement with Davey Tree Expert Company
- Independent Contractor Agreement with Advanced Professional Security, LLC
- First Amendment to Independent Contractor Agreement with Saquimox Services LLC
- Independent Contractor Agreement with American Mechanical Services of Denver

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox presented the landscape maintenance report to the Board.

Review Work Orders/Proposals

Proposal #46067 for 2026 Revive Program ($9,078)

Mr. Cox presented Proposal #46067 for the 2026 Revive Program in the amount of $9,078 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Proposal #46067.

Other Landscape Maintenance Matters

The Board discussed park restrooms during summer hours. Following discussion, upon a motion duly made and seconded, the Board unanimously approved keeping the park restrooms open until 8:00 p.m. during the summer months.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

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

Other Covenant Enforcement/Design Review Matters

None.

Financial Matters

Review and Accept 2025 Draft Audit

Mr. Schultz presented the 2025 Draft Audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the 2025 Draft Audit, subject to final legal and accountant review.

Review Financials/Claims Payable

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

Other Financial Matters

None.

Legal Matters

Other Legal Matters

None.

YMCA and Recreation Center Management

Review YMCA Maintenance Report

Ms. Walker presented the YMCA Maintenance Report to the Board.

Review Youth and Family Program Report

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

Discuss Equipment Lease

The Board discussed the equipment lease. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the sale of the equipment to the YMCA for consideration of one dollar ($1.00).

Other YMCA and Recreation Center Management Matters

YMCA received a request regarding rental of the soccer fields through the YMCA. The Board directed that this item be placed on the next regular meeting agenda.

District Management

Review District Manager's Report

Ms. Rodau presented the District Manager's Report to the Board. The Board directed Ms. Rodau to follow up on repainting the tables adjacent to the spider playground equipment.

Review Playground Safety and Maintenance Reports

The Board reviewed the playground safety and maintenance reports.

Update Regarding Pool Renovation and Pool Matters

Ms. Jacoby of Front Range Recreation requested clarification regarding the process for service requests and discussed pool pump matters with the Board. Ms. Rodau presented Pool Doctor Proposal Q60694. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Pool Doctor Proposal Q60694.

The Board discussed swimming lessons. Following discussion, upon a motion duly made and seconded, the Board unanimously approved swimming lessons offered by Front Range Recreation lifeguards from 8:00 a.m. to 10:00 a.m., Monday through Friday.

The Board discussed lap swimming hours. The Board directed that this item be placed on the next regular meeting agenda. Ms. Rodau will discuss the addition of a lap lane with Ms. Jacoby.

Discuss 2026 Clubhouse Rental Agreement

Ms. Stutz presented the 2026 Clubhouse Rental Agreement to the Board. No action taken.

Discuss Security Vendor Transition

Ms. Stutz presented an update regarding the security vendor transition. No action taken.

Other Management Matters

None.

Director's Items

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

None.

Other Director Items

The Board discussed a resident matter involving City of Aurora property, noting the resident will need to contact the City of Aurora for resolution of the issue.

Next Meeting

June 11, 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 Dorsey (Jun 24, 2026 07:54:03 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 11th day of June 2026.