**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEATLANDS METROPOLITAN DISTRICT
HELD JUNE 11, 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
Brooke Holliman, Secretary
Kathleen Barela, Treasurer
Christopher Batson, Assistant Secretary

Director DeWalt 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; Randy Cox, Cox Professional Landscape Services, LLC; Marcus J. Lock, Law of the Rockies, Special Counsel; 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 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

Paulie Martin addressed the Board during the public comment period. Ms. Martin noted that Case No. 2025CV33300 affects her and requested an update on the matter. The Board acknowledged the comment.

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 regarding Case No. 2025CV33300 pursuant to Sections 24-6-402(4)(b) and (e), C.R.S.

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 6:10 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 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 6:20 p.m.

Discussion on Case 2025CV33300.

The Board engaged in discussion regarding the decision regarding settlement for 2025CV33300. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the settlement of Case No. 2025CV33300 and appointed Director Barela to work with special counsel on the settlement agreement and to serve as signor on behalf of the District.

Approval of May 14, 2026 Special and Regular Minutes

Ms. Stutz presented the May 14, 2026 Special and Regular Minutes to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

Covenant Enforcement/Design Review

Review Architectural Review and Covenant Enforcement Reports

Ms. Sulzle reviewed the Architectural Review and Covenant Enforcement Reports with the Board.

(Director Bhatnagar departed the meeting at 6:32 p.m.)

Other Covenant Enforcement/Design Review Matters

None.

District Management

Update Regarding Pool Maintenance and Renovation

Ms. Jacoby reported on pool maintenance and renovation matters, including discussion regarding placement of the acid pump room. Ms. Jacoby reported that the baby pool heater had experienced issues but had since been repaired. Pool hours for the July 4th holiday were noted as 10:00 a.m. to 4:00 p.m. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the additional lifeguard shifts for June 19 and June 21, 2026.

The Board discussed the wader pool replumbing with Pool Doctor. Following discussion, upon a motion duly made and seconded, the Board unanimously voted to rescind its prior approval for the wader pool replumb. Ms. Rodau was directed to request the return of any funds paid in connection with that work.

Pool Activity

The Board discussed the lap swim. After discussion, the Board deferred lap swim for further consideration at a future meeting. Ms. Jacoby discussed safety breaks. It was noted that adults and children under two years of age are allowed in the pool during safety breaks.

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 claims.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board.

Review Work Orders/Proposals

None.

Review Water Usage Report

Mr. Cox reviewed the water usage report with the Board.

Ratify Detention Pond Maintenance Reports

Mr. Cox reviewed the detention pond maintenance reports with the Board.

Other Landscape Maintenance Matters

None.

Legal Matters

Discuss Xcel Temporary Construction Easement

Ms. Stutz discussed the Xcel Temporary Construction Easement with the Board. It was noted that construction is anticipated to occur in September 2027.

Discuss and Approve Comcast Right of Way Permit

Ms. Stutz discussed the Comcast Right of Way Permit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Comcast Right of Way Permit. It was noted that construction is anticipated to occur June 2026.

Other Legal Matters

None.

YMCA and Recreation Center Management

Review YMCA Maintenance Report

The Board reviewed the YMCA Maintenance Report.

Review Youth and Family Program Report

The Board reviewed the Youth and Family Program Report.

Discuss Soccer Field Rental

Ms. Stutz noted that Ms. Walker with the YMCA has not received any additional requests or additional information regarding the soccer field rentals. No action was taken.

Other YMCA and Recreation Center Management Matters

None.

District Management Continued

Review District Manager's Report

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

Review Playground Safety and Maintenance Reports

Ms. Rodau presented the Playground Safety and Maintenance Reports to the Board.

Other Management Matters

None.

Director's Items

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

None.

Other Director Items

None

Other Business

None.

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 (Jul 10, 2026 16:18:11 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 9th day of July 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 6:12 p.m. on June 11, 2026 for the sole purpose of discussing and receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding 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.