WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING
Thursday, November 12, 2026 at 6:00 p.m.
at the Wheatlands Clubhouse
6601 S. Wheatlands Parkway, Aurora, Colorado and Zoom Teleconference
www.wheatlandsmetro.org

This meeting is also accessible via Zoom, and may be joined using the following link or call-in information:
Meeting Link:
https://us06web.zoom.us/j/83751205372?pwd=MEGubfSY9qnoa5DSrl1DhaukaXwiQC.1
Meeting ID: 837 5120 5372
Passcode: 499379
Call In Number: 1(720) 707-2699 or 1(719) 359-4580

Board of Directors	
Sameer Bhatnagar, President	Term to May 2027
Brooke Dorsey, Secretary	Term to May 2029
Kathleen Barela, Treasurer	Term to May 2029
Rodney DeWalt, Assistant Secretary	Term to May 2027
Christopher Batson, Assistant Secretary	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures/Meeting Notice Posting Confirmation
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
5. Consent Agenda – The items listed below are a group of items to be approved with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
   a. Approval of October 8, 2026 Special and Regular Minutes
   b. Approval of Disclosure Notice Pursuant to § 32-1-809, C.R.S.
   c. Ratification of Engagement Letter with WLPP as Covenant Enforcement Counsel
   d. Ratification of Independent Contractor Agreement with Front Range Recreation Inc.
   e. Ratification of Professional Services Agreement with AMI Management, LLC.
   f. Ratification of Independent Contractor Agreement with Waste Management
6. Covenant Enforcement/Design Review
   a. Review Architectural Review and Covenant Enforcement Reports
   b. Review Artificial Turf Guidelines
   c. Introduction to WLPP as Covenant Enforcement Counsel
   d. Other Covenant Enforcement/Design Review Matters
7. Insurance Matters
   a. Review and Discuss Insurance Providers and Fraud/Crime Coverage Limits
   b. Consider Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
      i. Approval of 2027 BMO Worker's Compensation Coverage Renewal

8. Financial Matters
    a. Review Claims Payable
    b. Review and Consider Approval of Dazzio & Associates, PC 2026 Audit Engagement Letter
    c. Conduct Public Hearing on 2027 Budget
        i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year ***(enclosure)***
    d. Discuss Refunding Update
    e. Other Financial Matters

9. Landscape Maintenance
    a. Review Landscape Maintenance Report
    b. Review Work Orders/Proposals
        i. Cox Proposal No. 47016 – Pond 2 Outlet Grate Repair
        ii. Cox Proposal No. 47017 – Pond 2 Main Inlet Scour Repair
        iii. Cox Proposal No. 47018 – Pond 2 Two Inlets Rehabilitation
        iv. Cox Proposal No. 47021 – Pond 4 Inlet Forebay Rehabilitation
        v. Cox Proposal No. 47024 – Pond 4 East Forebay Riprap
        vi. Cox Proposal No. 47031 – Pond 4 East Inlet Scour Remediation
        vii. Cox Proposal No. 47027 – Pond 9 Inlet Forebay Rebuild
        viii. Cox Proposal No. 47029 – Pond 9 West Forebay Repair
        ix. Cox Proposal No. 47030 – Ponds 4 & 9 Sidehill Erosion
        x. Cox Proposal No. 47025 – 2026 Winter Tree Watering
        xi. Davey Tree Expert Company 2027 Annual Plant Health Care Program Renewal
    c. Review Water Usage Report
    d. Other Landscape Maintenance Matters

10. Legal Matters
    a. Discuss Xcel Temporary Access Easement and Easement Compensation Letter
    b. Consider Approval of Updated Engagement Letter with WBA, PC for Legal Services
    c. Adoption of Resolution Calling May 4, 2027 Election
    d. Other Legal Matters

11. YMCA and Recreation Center Management
    a. Review YMCA Maintenance Report
    b. Review Youth and Family Program Report
    c. Other YMCA and Recreation Center Management Matters

12. Pool Management
    a. Update on Wader Pool Leak
    b. Review Work Orders/Proposals
        i. Front Range Recreation LED Pool Light Installation Estimate
        ii. Centennial P & T Pool Flooring Proposal
        iii. Legacy, LLC Pool Flooring Proposal
        iv. Front Range Recreation Filter & Media Replacement Estimate
        v. Front Range Recreation Wader Pool Replaster & Column Removal Estimate
        vi. Mid-America Pool Renovation Wading Pool Re-Surfacing Proposal
        vii. Front Range Recreation External Fill Line Re-Plumb Estimate

viii. Front Range Recreation Pump Relocation & Suction Manifold Estimate
ix. Front Range Recreation Pump #3 Suction Leak Repair Estimate

13. District Management
    a. Review District Manager's Report
    b. Review Playground Safety and Maintenance Reports
    c. Review Maintenance Work Orders/Proposals
    d. Other Management Matters
14. Director's Items
    a. Review and Discuss Board Emails Received (board@wheatlandsmetro.org)
    b. Other Director Items
15. Other Business
16. Next Regular Meeting —January 14, 2027; Adjourn