

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: December 8, 2016, at 6:45 p.m., at 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

A regular meeting of the Board of Directors of Wheatlands Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Jack Lent
Mike Dempsey
Josh Deupree
Paulette Martin

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District general counsel; Kimberly Armitage and Lori Walker, YMCA; Kevin Cox, COX Landscaping, Inc. and Rick Gonzales, Marchetti & Weaver, District accountant.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Disclosure Matters

Mr. Waldron advised the Board that pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The Directors reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Written disclosures of conflicts of interest were filed with the Secretary of State at least 72 hours prior to the meeting.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda.

Public Comment

None.

Consent Agenda

Upon motion duly made and seconded, the Board unanimously

approved all items on the consent agenda as follows:

- a. Approve October 13, 2016 Regular and Special Meeting Minutes
- b. Approve Claims Payable in the amount of \$712,329.17 represented by bills paid since the last approval, from October 5, 2016 through November 30th
- c. Accept Water Usage Tracking Report
- d. Approve and Ratify Covenant Enforcement Committee Recommendations – None
- e. Approve and Ratify Architectural Review Committee Recommendations – None
- f. Accept October 31 Financial Statements
- g. Consider Approval of Resolution Regarding the Processing & Collection of Delinquent Fees and Charges
- h. Consider Approval of 2017 Annual Administrative Resolution
- i. Consider Approval of Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
- j. Consider Approval of Map Filing Pursuant to § 32-1-306, C.R.S.
- k. Consider Authorization for Custom Drill Seeding in Spring of 2017 on Tract D, Filing No. 3

Landscape Maintenance

Landscape Maintenance Report

Mr. Deupree and Mr. Cox reviewed the Landscape Maintenance Report with the Board. Mr. Cox noted that new controllers have been installed giving better ET capability, that snow removal had taken place even though the 2-inch threshold was not met and all construction projects/work orders have been completed but that a few areas of turf will need to be installed in the Spring.

Mr. Cox also noted that in the Spring of 2017 the tree audit would take place and that he would work with the landscape committee on completion. He also indicated that he will be providing proposals for the cobble and looking at the Elacora site.

Work Orders and Proposals

None.

2017 Weed Control Plan

The Board engaged in general discussion. It was noted that Mr. Cox and Ms. Armitage are working on a final plan and would present it at the February meeting.

Landscape Maintenance Responsibilities

The Board discussed this item during the work session, prior to this regular meeting.

Other Landscape Maintenance

It was noted that back flow fees had been reimbursed in the amount of \$4,000.
The Board asked that Mr. Cox fill the Elacora cut out in the trail with dirt.

District Management and Operations

District Management Report Ms. Armitage and Ms. Walker presented and discussed the report with the Board. Ms. Armitage noted that there is currently a problem with late fees. Following discussion, upon motion duly made and seconded, the Board authorized Ms. Armitage to waive late fees as needed. It was noted that Ms. Armitage and Mr. Gonzales would discuss the issue with AMCOBI.

Ms. Armitage also reported that the VGB will be replaced during the winter.

Clubhouse/Pool Operations None.

Community Activities/Programming None.

Work Orders and Proposals None.

Other Management and Operations None.

Covenant Enforcement/Design Review

Report/Update from Community Preservation Specialists, Inc. The Board engaged in general discussion.

Consider Revisions to Residential Improvement Guidelines and Site Restrictions Revisions to Residential Improvement Guidelines and Site Restrictions were presented to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the revisions.

Other Covenant Enforcement/Design Review None.

Financial Report/Financial Matters

Consider Dazzio & Associates, P.C. Engagement Letter for Auditor Services Mr. Gonzales presented the Dazzio & Associates, P.C. engagement letter for auditor services to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the engagement.

2016 Budget Amendment Hearing/Adoption of Mr. Waldron reported that the public hearing was published in accordance with Colorado Law in the *Aurora Sentinel* on

Resolution to Amend 2016 Budget
December 1, 2016 and noted that no written comments had been received prior to the meeting. The 2016 budget amendment hearing was opened. There being no public comment, the hearing was closed.

The Board considered the adoption of the Resolution to Amend the 2016 Budget. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

2017 Budget Hearing/Adoption of Budget Resolution
Mr. Waldron reported that the public hearing was published in accordance with Colorado Law in the *Aurora Sentinel* on December 1, 2016 and noted that no written comments had been received prior to the meeting. The 2017 budget hearing was opened. There being no public comment, the hearing was closed.

Mr. Gonzales reviewed the proposed 2017 budget with the Board. The Board considered adoption of the 2017 Budget Resolution. Following discussion, upon motion duly made and seconded, the Board adopted the resolution adopting the budget, appropriating funds therefor and certifying twenty-five (25) mills for the general fund, of which restricting five (5) mills for Capital, thirty-five (35) mills for the debt service fund and one (1) mill for the contractual obligations fund.

Collections Update
A general update was given. No action was taken.

Other Financial Matters
None.

Legal Matters

Discuss Proposals and Consider Engagement of Architect for Park Master Plan
It was noted that this agenda item was previously discussion. No further action was taken.

Discuss and Consider Approval of Authority Establishment Agreement for Aurora Recreation Authority
Mr. Waldron presented the Authority Establishment Agreement for Aurora Recreation Authority to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the agreement.

Other Legal Matters
None.

Directors' Items

Board Vacancy
The Board engaged in general discussion. No action was taken.


Other Director Items
None.

Other Business
The next regular Board meeting is scheduled for February 9, 2017, at 6:45 P.M.

Adjournment

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned.

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



Secretary for the Meeting

The foregoing minutes were approved on the 9th day of February, 2017.