

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: September 14, at 6:00 p.m., at 6601 S. Wheatlands Parkway, Aurora, Colorado.

Attendance

A special 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
Paulette Martin
Josh Deupree
Kathy Barela

All Director absences are considered excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker, YMCA; Rick Gonzales, Marchetti & Weaver, District accountant and Andrew Roper, resident.

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 agenda as amended. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

Public Comment None.

Financial Matters

Review Draft 2018 Budget and Hold Budget Workshop Mr. Gonzales reviewed the draft budget. The Board engaged in a general discussion.

Discuss Financing Status of Proposed Recreation Facility Mr. Gonzales provided an update. The Board requested more information on the proposed financial plan be available at the October meeting.

Update on SARI Authority Meeting and Consider Approval of ARI Master Plan Director Deupree provided an update on the proposed ARI Master Plan. Director Deupree reviewed the Harvest Road Completion cost estimate. Following discussion, upon motion duly made and seconded, the Board authorized Director Deupree to approve an ARI Master Plan for the Harvest Road Project.

Discuss Proposed Phasing of Park Improvements The Board engaged in a general discussion regarding the phasing plan and cost estimate prepared by Architerra. The Board determined to include the restroom in the initial project scope.

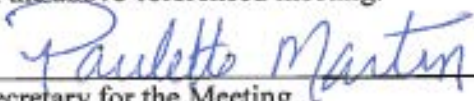
Other Financial Matters None.

Directors' Items
Other Business
The Board engaged in a general discussion regarding covenant enforcement. The Board discussed the general process and timing for resident responses and turnaround time for approvals.

Adjournment
None.

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 12th day of October, 2017.