

WHEATLANDS METROPOLITAN DISTRICT

Regular Meeting

Wheatlands Clubhouse - 6601 S. Wheatlands Parkway, Aurora, Colorado

October 12, 2017 – 7:00 p.m.

Jack Lent, President	Term to May 2018
Paulette Martin, Secretary	Term to May 2020
Josh Deupree, Assistant Secretary/ Assistant Treasurer	Term to May 2020
Kathy Barela, Treasurer	Term to May 2018
VACANT, Vice President	Term to May 2020

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Discuss Community Recreation Center Financing with GVC Capital
6. Consent Agenda –The items listed below are a group of items to be acted on 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. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of Minutes from August 16, 2017 Work Session, August 16, 2017 Special Meeting and September 14, 2017 Budget Workshop.
 - b. Approve Claims Payable in the amount of \$273,603.70 represented by payments made from August 12 through October 6, 2017
 - c. Accept Water Usage Tracking Report
 - d. Approve and Ratify Covenant Enforcement Committee Recommendations
 - e. Approve and Ratify Architectural Review Committee Recommendations
 - f. Accept Preliminary Financial Statements for period ended August 31, 2017.
 - g. Consider Approval of 2018 Annual Administrative Resolution
 - h. Consider Approval of Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
 - i. Consider Approval of Amended and Restated Public Records Request Policy
 - j. Consider Adoption of Resolution Calling May 2018 Election
 - k. Consider Approval of Property and Liability Schedule and Limits
 - l. Consider Approval of Fence License Agreement for 6435 South Harvest Street
7. Landscape Maintenance
 - a. Work Orders and Proposals
 - i. Repair of Elacora Damage By Model Homes
 - b. Other Landscape Maintenance
8. District Management and Operations
 - a. Work Orders and Proposals
 - b. Consider Approval of Changes to Clubhouse Rental Charges
 - c. Other Management and Operations
9. Covenant Enforcement and Design Review

- a. Discuss Fencing at 6325 S. Harvest - Carolyn Miller
 - b. Discuss Tree Trimming and Replacement
10. Financial Matters
- a. 2017 Budget Amendment Hearing/Adoption of Resolution to Amend 2017 Budget
 - b. 2018 Budget Hearing/Adoption of Budget Resolution
 - c. Consider Approval of Auditor Proposals for 2017 Audit
 - d. Other Financial Matters
11. Legal Matters
- a. Consider Approval of Tenth Amendment to Ground Lease
 - b. Consider Extension No. 2 to Cox Landscape Maintenance Agreement
 - c. Consider Second Amendment to Independent Contractor Agreement (Pool Maintenance and Staffing)
 - d. Consider Approval of Facilities Management Agreement with the YMCA
12. Director's Items
- a. Discuss Committee Assignments and Committee Process
 - b. Consider Approval of Website Changes
13. Consider Appointment to the Vacancy on the Board of Directors
- a. Administer Oath of Office
 - b. Election of Officers
14. Other Business
15. Adjourn