

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: December 14, 2017, at 7:00 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
Kathy Barela
Andrew Roper

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

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker and Kimberly Walker, YMCA; Kevin Cox, COX Landscaping, Inc., Rick Gonzales, Marchetti & Weaver, District accountant, and Susie Ellis, Community Preservation Specialist, Inc. and Robert Romero Jr., Homeowner.

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

Consent Agenda

Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:

- a. Approval of Minutes from October 12, 2017 Work Session and Regular Meeting and November 8, 2017
- b. Approve Claims Payable in the amount of \$873,881.45 represented by payments made from October 7, 2017 through December 7, 2017, includes Series 2015 Bond Principal and Interest of \$690,290.63
- c. Accept Preliminary Financial Statements for period ended October 31, 2017
- d. Consider Approval of Property and Liability Schedule and Limits
- e. Consider Extension No. 2 to Cox Landscape Maintenance Agreement.
- f. Consider Second Amendment o Independent Contractor Agreement (Pool Maintenance and Staffing)
- g. Consider Approval of Facilities Management and Clubhouse Agreement with the YMCA
- h. Consider Adoption of Resolution Appointing Andrew Roper to SARIA Board
- i. Consider Termination of Independent Contractor Agreement – Clubhouse Management & Programming
- j. Consider Termination of Independent Contractor Agreement – (YMCA of Metropolitan Denver) Facility Management

District Management, Operations and Landscape Maintenance

Work Orders and Proposals

Work Order No. 40 to Cox Professional Landscape Services LLC for Fencing - \$56,600.00

The Board engaged in a general discussion regarding Work Order No. 40 to Cox Professional Landscape Services LLC for Fencing. The Board asked Mr. Walker to try to get additional bids.

Work Order No. 41 to Cox Professional Landscape Services LLC for Irrigation Activation \$6,000.00

The Board engaged in a general discussion regarding Work Order No. 41 to Cox Professional Landscape Services LLC for Irrigation Activation for consideration. Following discussion, upon motion duly made and seconded, the Board approved Work Order No. 41 to Cox Professional Landscape Services LLC for Irrigation Activation.

None.

Other Landscape
Maintenance and
Management/Operations
Matters

Covenant Enforcement and Design Review

Discuss Fencing along
Harvest

The Board engaged in a general discussion regarding the need for a uniform looking fence to be installed along the open space and trail abutting the rear yards of homes along South Harvest Street. The Board discussed building the fence and splitting the cost of the fence installation with the homeowners. The Board requested legal counsel prepare a form of agreement that could be used.

Consider Amendment to
Independent Contractor
Agreement with Community
Preservation Specialists

The Board engaged in a general discussion regarding the Amendment to Independent Contractor Agreement with Community Preservation Specialists. Following discussion, upon motion duly made and seconded, the Board approved the Amendment to Independent Contractor Agreement with Community Preservation Specialists.

Financial Matters

Other Financial Matters

None.

Legal Matters

Discuss Request for Signage
from Grand Peaks

The Board engaged in a general discussion regarding the Signage from Grand Peaks. Following discussion, the Board approved the installation of signage subject to review and final approval of the covenant committee.

Directors' Items

Discuss Board Vacancy,
Committee Assignments and
Committee Process

The Board determined to defer committee assignments until the next Board meeting.

Discuss Director Vacancy

The Board engaged in a general discussion regarding Director Vacancy. Mr. Robert Romero expressed his interest in serving on the Board. After discussion, upon motion duly made and seconded, Robert Romero was appointed to the Board.

Public Comment

None.

Other Business

None.

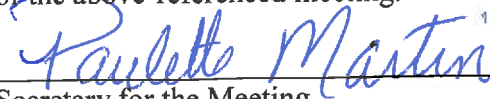
Other Business

None.

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 8th day of February, 2018.