

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 8, 2018, 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
Paulette Martin
Kathy Barela
Andrew Roper
Robert Romero

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

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 December 14, 2017 Work Session and Regular Meeting
- b. Approve Claims Payable in the amount of \$174,474.05 represented by payments made from December 8, 2017 through February 1, 2018
- c. Approve Proposal #616 to Cox Professional Landscape Services LLC for Stepping Stones - \$375.00

**District Management,
Operations and Landscape
Maintenance**

Work Orders and Proposals Mr. Cox reviewed the work order and proposals with the Board.

Proposal #522 to Cox Professional Landscape Services LLC for Turf - \$4,672.50 The Board engaged in a general discussion regarding Proposal #522 to Cox Professional Landscape Services LLC for Turf for consideration. Following a discussion, upon motion duly made and seconded, the Board approved Proposal #522 to Cox Professional Landscape Services LLC for Turf.

Proposal #546 to Cox Professional Landscape Services LLC for Reclaim Damaged Areas - \$33,095.27 The Board engaged in a general discussion regarding Proposal #546 to Cox Professional Landscape Services LLC for Reclaim Damaged Areas for consideration. Following a discussion, the Board determined to not approve Proposal #546 to Cox Professional Landscape Services LLC for Reclaim of Damaged Areas and to wait for the City to complete the work.

Proposal #617 to Cox Professional Landscape Services LLC for Fencing - \$139,352.58 The Board engaged in a general discussion regarding Proposal #617 to Cox Professional Landscape Services LLC for Fencing for consideration. Following a discussion, the Board determined to not approve Proposal #617 to Cox Professional Landscape Services LLC for Fencing.

Proposal #630 to Cox Professional Landscape Services LLC for Landscaping - \$42,340.60 The Board engaged in a general discussion regarding Proposal #630 to Cox Professional Landscape Services LLC for Landscaping for consideration. Upon motion duly made and seconded it was determined to present Proposal #630 to the Committee to review in connection with development of a landscape master plan The Board engaged in a general discussion regarding the City Beautification Grant. The Board directed Ms. Armitage to research additional grants for review.

Proposal #622 to Cox The Board engaged in a general discussion regarding Proposal

Professional Landscape Services LLC for Landscape Enhancements - \$128,451.01

#622 to Cox Professional Landscape Services LLC for Landscape Enhancements for consideration. Following a discussion, it was determined to present Proposal #622 to the Committee to propose a phasing plan and to approve up to \$36,000 in enhancements.

Other Landscape Maintenance and Management/Operations Matters

The Board authorized the Committee to review and approve a flower proposal in a not-to-exceed amount of \$7,500.

The Board engaged in a general discussion regarding Harvest Fencing (adjacent to the open space) and the cost versus the benefit to the District. The Board determined not to participate financially, but to allow face nailing and provide better guidance. The Board directed the Committee to send out communication to the affected homeowners, with a deadline to install the Fence by June 1 and let them know a professional contractor is recommended.

Financial Matters

Other Financial Matters

None.

Legal Matters

Consider Approval of Form Reimbursement Agreement for South Harvest Street

The Board engaged in a general discussion regarding the Form Reimbursement Agreement for South Harvest Street. It was determined by the Board that the Form Reimbursement Agreement for South Harvest Street is not necessary at this time.

Other Legal Matters

Consider Approval of Temporary Signage Proposal from Grand Peaks Properties, Inc.

The Board engaged in a general discussion regarding the approval of Temporary Signage Proposal from Grand Peaks Properties, Inc. for consideration. Following a discussion, it was determined by the Board to deny the request for Temporary Signage.

Directors' Items

Discuss Board Vacancy, Committee Assignments and Committee Process

The Board engaged in a general discussion and reviewed the committee assignments. Upon motion duly made and seconded, the following committees and committee assignments were approved:

Covenant Committee - Director Lent and Director Roper (Chair)

Finance Committee - Director Barela (Chair)

Social Committee - Director Martin (Chair)

Park Committee - Director Barela and Director Martin (Chair)

Operations Committee - Director Lent and Director Romero
(Chair)

Communications Committee - Director Martin and Director
Barela (Chair)

Election of Officers

The Board engaged in a general discussion regarding the election of officers. Upon motion duly made and seconded, Director Barela was elected as Vice President and Treasurer to the Board.

Public Comment

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 12th day of April, 2018.