

MINUTES OF A WORK SESSION AND SPECIAL MEETING
OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 8, 2018, at 6:00 p.m., at 6601 S. Wheatlands
Parkway, Aurora, Colorado.

Attendance

A work session and 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
Kathy Barela
Andrew Roper
Paulette Martin
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. and several homeowners.

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.

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board.

Consider Arborist Proposal

Mr. Cox introduced Jeff Disler with ArborScape. Mr. Cox recommended engaging ArborScape for tree services due to pest pressure, climate conditions, larger trees, and to provide a better tree-specific service than Cox is able to provide. ArborScape already has a full tree count including species and has developed a pest plan based off a recent drive-through within the District. Mr. Disler noted that the initial tree install was pretty good, irrigation is pretty good and that dormancy is when the trees are stressed. Mr. Lent asked if the community should have larger trees. It was noted that the Polar-Vortex in 2014 really stressed the trees and has caused some stunted trees, and combined with the drought stress, clay soils and pests, the trees sometimes grow slow and steady. It was noted that the trees really need water. A resident of the District noted that the roots are exposed to sunlight, the trees are not being taken care of and the trees need to be prepared to tolerate the drought. Mr. Disler noted that rings need to be top-dressed, and then watered long enough to get through mulch in order for the water to hold longer. Upon motion duly made and seconded, the Board authorized the landscape committee to review and approval the final proposal from ArborScape.

Review Water Usage Tracking Report

The Board engaged in a general discussion regarding the Water Usage Tracking Report.

Other Landscape Maintenance

None.

District Management and Operations

District Management Report

Ms. Walker reviewed the District Management Report with the Board.

Update on Detention Pond Maintenance Proposals

Ms. Walker provided an update on the Detention Pond Maintenance. It was noted that J3 had someone out last week. Ms. Walker has reached out to another landscape maintenance company but there are still no bidders.

Update on Elacora Punch List

Ms. Walker provided an update on the Elacora Punch List. It was noted that the City will not call the letter of credit until the last house owned by Elacora has sold, and if the District does

the work, the City will not reimburse the District. Ms. Walker recommended that the District wait until the City does the work and then decide whether to enhance those areas if necessary. The Board agreed. Ms. Walker also noted there is vandalism in this same area and they will look at the retaining wall.

Clubhouse/Pool Operations The Board engaged in a general discussion regarding the clubhouse/pool operations. It was noted that the clubhouse will be painted and the Committee will determine the color. Furniture replacement recommendations will also be reviewed by the Committee. It was recommended that tables be ordered for the pool. It was noted that the umbrella may be repaired. The Board would also like to review options for permanent structures in the grass area. It was also requested that lower chairs be ordered for parents to sit by the pool. Ms. Armitage is looking into an app option in order to have the yearly waiver signed online.

Other Management and Operations None.

Covenant Enforcement/Design Review

Report/Update on Covenant Enforcement/Design Review Ms. Ellis reviewed the report on Covenant Enforcement/Design and updated the board on violations. Ms. Ellis provided an update on hearings. It was noted that at the hearing on January 30, 2018 regarding the tree replacement, multiple letters were received and the extension was granted. It was noted that at the hearing regarding the shutter replacement the extension was granted.

Discuss Parking Enforcement The Board engaged in a general discussion regarding parking enforcement on City roads and jurisdiction. The Board requested that legal counsel discuss with the City annexation of streets to the declaration in order to allow the District to enforce the covenants on the roads within the District.

Discuss Covenant Enforcement Examples Booklet The Board engaged in a general discussion regarding the Covenant Enforcement Examples Booklet. It was determined to have the Covenant Enforcement Examples Booklet reviewed by the Committee.

Other Covenant Enforcement/Design Review None.

Parks, Recreation and Community Activities

Update on Recreation Facility Ms. Armitage provided an update on Recreation Facility

Financing Financing to the Board. It was noted that additional information has been provided to the bank. It is anticipated that all of the due diligence information will be provided to the bank by the end of February, taken to the credit committee by March and hopefully the District will receive a response in April. Ms. Armitage will be attending the upcoming High Plains Metropolitan District meeting on February 15, 2018 to inquire about additional financing and membership options for the project from the High Plains Metropolitan District.

Park Update Mr. Waldron provided an update regarding the park to the Board. It was noted that the revised drawings of the park should be available by the end of next week. The design will be presented to the Park Committee.

Financial Matters

Financial Report Mr. Gonzales reviewed the financial report.

Collections Update Mr. Gonzales provided an update regarding collection to the Board.

Other Financial Matters None.

Legal Report

Other Legal Matters None.

Directors' Items 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.