

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 12, 2018, at 6:45 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
Robert Romero

Director Paulette Martin was absent. 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 and Kimberly Armitage, YMCA; Kevin Cox, COX Landscaping, Inc.; and Rick Gonzales, Marchetti & Weaver, District accountant.

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

Mr. Waldron presented the items on the consent agenda to the Board for consideration. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Consider Ratification of Independent Contractor Agreement with AMI – Advanced Management, LLC for Covenant Enforcement Services was requested to be moved to legal. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted:

- Approval of Minutes from February 8, 2018 Special Meeting, Work Session and Special Meeting, and Regular Meeting and March 22, 2018 Work Session and Special Meeting
- Approval Claims Payable in the amount of \$193,408.04 represented by payments made from February 1, 2018 through April 5, 2018.
- Consider Ratification of Independent Contractor Agreement with ArborScape Inc. for Plant Care Services
- Consider Ratification of Work Order No. 43 to Landscape Maintenance Contract in the Amount of \$4,672.50
- Consider Ratification of Work Order No. 44 to Landscape Maintenance Contract in the Amount of \$5,545.00
- Consider Ratification of Work Order No. 45 to Landscape Maintenance Contract in the Amount of \$29,471.25
- Consider Ratification of Work Order No. 46 to Landscape Maintenance Contract in the Amount of \$7,447.50
- Consider Ratification of Work Order No. 47 to Landscape Maintenance Contract in the Amount of \$1645.88

**District Management,
Operations and Landscape
Maintenance**

Work Orders and Proposals None.

Discussion of Safety & Loss Funds The Board engaged in general discussion regarding Safety & Loss Funds. Following a motion duly made and seconded, the Board authorized Director Romero, as operations chair, to approve the reimbursement request.

Other Landscape Maintenance and Management/Operations Matters None.

Financial Matters

Review Draft of 2017 Audit Mr. Gonzales reviewed the 2017 Draft Audit and Audit Letter with the Board for consideration. Following discussion, upon a motion made and duly seconded, the Board authorized execution of the management representation letter and approved filing of the 2017 Audit, subject to final legal review.

Apartment Billing Mr. Gonzales discussed the timing for the assessment of the fee on the apartments, noting that AMCOBI is currently imposing the fee on the first day of the month following the date of issuance of a certificate of occupancy. Following discussion, upon a motion duly made and seconded, the Board unanimously approved imposing the fee on the first day of the month following the date of issuance of a certificate of occupancy, and not prorating the fee.

Other Financial Matters None.

Directors' Items

Update on Aurora Park and Recreational "Radar Ball" Park The Board engaged in a general discussion and directed Ms. Armitage to discuss with Tom Barrett and the City Council Member.

Legal Matters

Consider Ratification of Independent Contractor Agreement with AMI – Advanced Management, LLC for Covenant Enforcement Services Mr. Waldron reviewed the Independent Contractor Agreement with AMI – Advanced Management, LLC for Covenant Enforcement Services with the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the Independent Contractor Agreement with AMI – Advanced Management, LLC for Covenant Enforcement Services subject to final legal approval.

Other Legal Matters

None.

Public Comment

A homeowner asked questions about the District's budget.

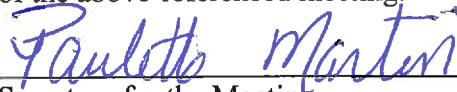
Other Business

None.

Adjourn

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 7th day of June, 2018.