

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 7, 2018, at 6:45 p.m., at 24900 E. Park Crescent Dr., Aurora, Colorado.

Attendance

A 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  
Paulette Martin  
Andrew Roper  
Robert Romero

Director Kathy Barela 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 might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined

that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted:

- Approval of Minutes from April 12, 2018 Work Session and Special Meeting, and Regular Meeting
- Approval of Claims Payable in the amount of \$239,133.84 represented by payments made from April 6, 2018 through May 31, 2018.
- Consider Ratification of Pool Doctor Quote No. 23845 in the amount of \$5,893.40
- Consider Approval of Independent Contractor Agreement with Terminix Commercial for Pest Control Service

**District Management,  
Operations and Landscape  
Maintenance**

**Work Orders and Proposals**

Consider Approval of Work Order No. 48 to Landscape Maintenance Contract in the Amount of \$742.29

The Board engaged in general discussion regarding Work Order No. 48. Following discussion, upon a motion duly made and seconded, the Board authorized the Property Management, Landscaping and Grounds Committee to approve the work order.

**Harvest Road Path**

The Board engaged in general discussion regarding the path behind Harvest Road where the blanket is. Following discussion, upon a motion duly made and seconded, the Board authorized the Property Management, Landscaping and Grounds Committee to approve the work order.

**Other Landscape  
Maintenance and  
Management**

Ms. Walker has conducted a community drive and has noted areas where additional maintenance is needed. The Board instructed COX Landscaping to provide proposals for the

additional maintenance.

**Operations Matters**

The Board noted that many of the split rail fences in the community need to be re-stained. The Board requested the YMCA send out an email blast notifying residents of the need to stain fences, as well as a postcard notification.

**Financial Matters**

**Consider Approval of Unaudited Financials**

Mr. Gonzales reviewed the April 30, 2018 unaudited financials with the Board for consideration. Following discussion, upon a motion made and duly seconded, the Board accepted the unaudited financials.

**Other Financial Matters**

None.

**Legal Matters**

**Consider Authorizing District Representative to Approve ARI Master Plan No. 2**

The Board engaged in general discussion regarding the ARI Master Plan No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized the District representative to approve the ARI Master Plan No. 2.

**Consider Approval to Engage Appraiser for Recreational Parcel**

The Board engaged in general discussion regarding engaging an appraiser for the recreational parcel. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement not to exceed \$5,000.

**Other Legal Matters**

None.

**Public Comment**

None.

**Other Business**

The Board engaged in general discussion regarding additional hours for catch up on Covenant Enforcement Matters. The Board requested Ms. Walker send a proposal with increased costs.

The Board engaged in general discussion regarding committee assignments.

The Board engaged in general discussion regarding a neighborhood meeting on August 1, 2018 from 7:00-9:00 p.m. to discuss park updates, recreational facility financing and to hold a community question and answer session.

**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.

*Paulette Martin*  
Secretary for the Meeting

The foregoing minutes were approved on the 9<sup>th</sup> day of August, 2018.