

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

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 9, 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  
Paulette Martin  
Robert Romero  
Kathy Barela

Director Andrew Roper was absent. All director absences are deemed excused unless a contrary notation is recorded 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 and Jerri Maness, 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.

Approval of Agenda

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

Public Comment

None.

**Landscape Maintenance**

Landscape Maintenance Report/Review Water Usage Tracking Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted that the fertilizer application has been completed, the turf is looking good, open space Tract A Filing No. 7 has been mowed, and the weeds in the landscape beds and turf are being addressed. Mr. Cox also noted that irrigation repairs are beginning to add up but that he is monitoring the work and costs. He also noted that water usage is still inconsistent in certain areas and he is monitoring the report.

The Board noted there were homeowner concerns about the sprinklers running when it is raining. Mr. Cox replied that all controllers except for three are ET (which adjust daily depending on information received), but that the ET system does not recognize rain, rain sensors monitor rain, and there was likely a rain sensor failure. He noted that 4 isolated valves in the district do not have rain sensors. Mr. Cox also noted that the rain sensors are currently tested every spring. The Board requested Mr. Cox submit a public service announcement to Ms. Walker for inclusion in the newsletter explaining how the system operates. The Board directed Mr. Cox to test all rain sensors and batteries more frequently, and requested batteries in the rain sensors be replaced each year.

Irrigation at Harvest and Wheatlands Parkway

Deferred.

Other Landscape Maintenance

Director Romero noted that the Pine Trees off Harvest Road (as you're turning left on to Wheatlands Parkway) are blocking the view of traffic and asked if there was a way to remedy the situation. The Board directed Mr. Cox to review with the landscape committee and provide options to the Board.

It was noted there have been some resident complaints about the

native grass beauty band on Wheatlands Parkway. Mr. Cox noted that you do not want to cut native grass too often, as it will get more weeds the more you mow it. He also noted the weeds are being sprayed. The Board requested Mr. Cox provide a public service announcement on native grass best practices to Ms. Walker to include in the newsletter.

The Board requested a proposal to rock both North East and North West corners of Wheatlands Parkway and Harvest Road.

## **District Management and Operations**

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

Status of Detention Pond Maintenance Contract Ms. Walker updated the Board and noted that the work on the first detention pond has been completed, and the contractor and engineer are assessing the culvert from the Church and how best to stabilize the slope.

Clubhouse/Pool Operations None.

Discussion Regarding Clubhouse Peak Demand Policy and Community Rentals The Board engaged in general discussion regarding limiting the number of times one party can rent the clubhouse during the summer months. Following discussion, upon a motion duly made and seconded, the Board determined to limit rentals to two weekend days (Friday, Saturday, Sunday) a month for the Summer months of May, June, and July.

The Board discussed allowing community groups to use the clubhouse at no charge. The Board would like to try it out by having residents suggest activities through management, with the plan to hold activities on nights management staff members are available (currently Tuesdays and Thursdays) at the clubhouse. Management would promote the events and notify the community of the activities, and have a staff member available. The residents would run the event, but management would be available to assist. The Board noted all activities would need to be open to all members of the community, and requested information about the activities plan be provided in the newsletter.

Discuss Website and Communication Strategy and Director Emails Ms. Walker noted the website is currently being updated and should launch around August 15, 2018. Director Barela would like to send a communication out on social media notifying residents of recent news. Director Barela noted the committee is

trying to find the best solution for communication without confusing people. Following discussion, the Board requested that a new Facebook page be set up for official district communications. It was noted the page would not allow for posting of comments.

The Board also engaged in general discussion regarding establishing Board email addresses. Following discussion the Board determined to set up a Wheatlands email address with a Wheatlands domain to allow community members to email the Board directly.

Other Management and None.  
Operations

**Covenant  
Enforcement/Design Review**

Report/Update on Covenant Ms. Bikshaeva reviewed the covenant enforcement report with  
Enforcement/Design Review the Board. She noted that in the last 30 days 7 new ARC requests were received and 5 are currently under review; 61 violations were found and 97 violations have been resolved a majority of which are related to landscape maintenance. Ms. Bikshaeva also noted that the notices for dead trees will go out as soon as possible to provide residents time to replace them prior to winter. The Board determined to begin using covenant enforcement lawsuits to increase compliance rates for issues that cannot be resolved through AMI and legal.

Discuss Updates to Design No action taken. The Covenant Enforcement Committee will  
Guidelines review the requested changes to the Design Guidelines from the February meeting.

Discuss Recommendation The Board engaged in general discussion. No action was taken.  
from Committee for ARC  
Submittal and Review Process

Discuss AMCOBI Collection The Board engaged in general discussion regarding the AMCOBI  
Turnover Fee Collection Turnover Fee. Following discussion, the Board approved the fee for accounts that are turned over to collections.

The Board engaged in general discussion regarding the fences on Harvest Road.

Other Covenant  
Enforcement/Design Review

**Parks, Recreation and**

**Community Activities**

Update on Recreation Facility Financing Ms. Armitage gave a general update on the Recreation Facility. She noted that the November closing is still on track and the project is still on budget.

Discuss Status of Park Design Directors Martin and Barela gave an update on the status of the Park Design. No action taken.

**Financial Matters**

Financial Report Mr. Gonzales reviewed the financial report with the Board and noted that there is \$690,000 remaining on the bank loan.

Other Financial Matters None.

**Legal Report**

Discuss Meeting with City of Aurora on Water Taps Deferred. The City moved the meeting to August 14<sup>th</sup>.

Consider Approval of Lokal Homes Request to Install Signage on District Property The Board engaged in general discussion regarding a request from Lokal Homes to post signage on District property. Following discussion, upon a motion duly made and seconded, the Board approved the request with a \$1,000 fee. The Board directed legal counsel to draft a license agreement for approval at the next Board meeting.

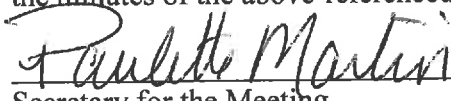
Other Legal Matters None.

Director's 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 11<sup>th</sup> day of October, 2018.