

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

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: December 5, 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
Andrew Roper

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker and Kimberly Armitage, YMCA, District Manager; Jerry Maness, COX Landscaping, Inc.; Rick Gonzales, Marchetti & Weaver, District Accountant; and Sharon Sulzle, AMI – Advanced Management, 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 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 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 presented.

Public Comment

None.

Landscape Maintenance

Landscape Maintenance
Report/Review Water Usage
Tracking Report

Mr. Maness reviewed the Landscape Maintenance Report with the Board. He noted that trash policing is ongoing, native grass has been mowed, aeration is completed, and irrigation has been shut off. Mr. Maness also noted that construction items are finishing up and the rock/cobble projects have been approved and will be installed by early next week

Mr. Gonzales reviewed the Water Usage Tracking Report with the Board. The Board engaged in general discussion regarding the drop in water usage.

Other Landscape Maintenance

Mr. Maness reviewed proposal 895 with the Board. He noted the new retaining wall would match the existing retaining wall, with drainage located behind the wall. The Board engaged in general discussion regarding the cost of the project and the need for the improvement. Following discussion, the Board determined to monitor the area and table a decision until next year.

District Management and Operations

District Management Report

Ms. Walker reviewed the Management Report with the Board. She provided an update to the Board on upcoming community events including Stories with Santa. She also noted that she is continuing to work with vendors on furniture for the clubhouse.

Other Management and
Operations

None.

Covenant Enforcement/Design Review

Report/Update on Covenant
Enforcement/Design Review

Ms. Sulzle reviewed the Covenant Enforcement Report with the Board. She noted inspections occurred on November 29th and

December 3rd. The majority of open items have to do with the painting of split rail fences and trash cans also continue to be a problem.

Other Covenant Enforcement/Design Review The Covenant Enforcement Committee discussed a concern regarding a fence on Harvest St. The fence had unauthorized toppers and an unauthorized gate. The toppers and gate have been removed, however, the tops of the posts are not the correct distance from the top rails, and the posts are too short. The Committee recommended the owner install new rails the correct distance from the top of the posts. After discussion, the Board deferred to the Committee to work with Ms. Sulzle on a resolution.

The Board engaged in a general discussion regarding homeowners putting up Christmas lights before the allowed 30 day period, as the District put its lights up early. The current guideline allows lights to be put up 30 days prior to December 25th. Following discussion, upon a motion duly made and seconded, the Board requested the guidelines be revised to allow holiday lights to be put up 45 days prior to December 25th.

Parks, Recreation and Community Activities

Discuss Status of Park Design Ms. Barela updated the Board on the status of Park Design. She noted that Architerra should have plans completed by next week, after which the plans will be sent out to bid.

Discuss Status of Recreation Facility Financing Ms. Armitage updated the Board on the status of the Recreation Facility Financing. She noted that the TEFRA hearing will take place on January 7th with a tentative closing date on the financing scheduled for January 23, 2019. Ms. Armitage also noted that a website update went out today, and website updates will continue through the construction process.

Discuss Pool Operations and Maintenance Ms. Armitage asked whether the Board wanted any operational changes to the pool. Following discussion, the Board determined to keep the operations as is. The Board requested an update regarding shade and asked the park committee to work with the YMCA on a shade proposal for review by the Board at the February Board meeting. The Board also asked that quotes for a new pool heater be provided at the next board meeting.

Financial Matters

Financial Report Deferred.

Other Financial Matters None.

Legal Report

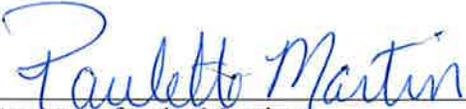
Other Legal Matters None.

**Director's Items/ Other
Business**

Discuss Year End
Communication The Board requested an update on the year-end communication.
Ms. Walker will send the proposed communication to the Board
for review.

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 17th day of
January, 2019.