

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

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 17, 2019, 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  
Andrew Roper

Director 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, YMCA, District Manager; Kevin Cox and Jerry Maness, COX Landscaping, Inc.; Sharon Sulzle, AMI – Advanced Management, Inc; and Lesanne Dominguez, Architerra Group.

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 amended.

#### Public Comment

A Girl Scout Troop requested permission to set up a Girl Scout cookie booth in the neighborhood on the corner by the clubhouse. They noted that the stand would be set up on Super Bowl Sunday, February 3rd between 10:00 a.m. and noon. The Board deferred action until the special meeting

### **Landscape Maintenance**

#### Landscape Maintenance Report/Review Water Usage Tracking Report

Mr. Cox reviewed the Landscape Maintenance and Water Usage Tracking Report with the Board.

#### Discuss Landscape Maintenance Areas and Map

The Board reviewed the updated landscape maintenance map and requested additional changes be made, to include maintenance of the following tree lawns:

- Both sides of South Ider Street from East Smoky Hill Road to East Wheatlands Parkway
- Along the north side of East Wheatlands Parkway from East Smoky Hill Road to South Harvest Street
- Along the west side of South Wheatlands Parkway in front of school
- On East Smoky Hill Road between South Ider Street and East Wheatlands Parkway

Other Landscape Maintenance None.

### **District Management and Operations**

#### District Management Report

Ms. Walker reviewed the Management Report with the Board. She noted that options for clubhouse furniture are still under discussion. Ms. Walker also reviewed shade options for the pool with the Board. Following discussion, the Board determined to use umbrellas for another season due to the cost of other shade options for the pool. She also noted that Stories with Santa had the biggest turnout ever.

Discuss Camp General discussion.

Other Management and Operations None.

**Covenant Enforcement/Design Review**

Report/Update on Covenant Enforcement/Design Review The Board reviewed the violations report. Director Lent noted that a tree had been hit on Wheatlands Parkway and requested that Ms. Walker contact Aurora Police Department to try and get restitution.

Other Covenant Enforcement/Design Review None.

**Parks, Recreation and Community Activities**

Discuss Status of Park Project The Park and Recreation Committee noted the color selections for the restroom were included in the meeting packet. Following discussion, upon a motion duly made and seconded, the Board concurred with the recommendation of the committee. Ms. Dominguez reviewed the bid tab with the Board. The Board requested additional information from Architerra.

Discuss Status of Recreation Facility Financing General discussion.

Discuss Clubhouse/Pool Operations and Maintenance None.

Update on Harvest Road Project Director Roper provided a general update to the Board on the Harvest Road Project to be undertaken by SARIA and the City of Aurora.

**Financial Matters**

Financial Report Mr. Roper provided a general update to the Board.

Other Financial Matters None.

**Legal Report**

Other Legal Matters None.

**Director's Items**

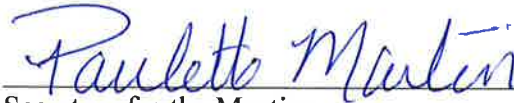
None.

**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.

A handwritten signature in blue ink that reads "Paulette Martin". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary for the Meeting

The foregoing minutes were approved on the 11th day of April, 2019.