

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: May 9, 2019, at 6:00 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
Paulette Martin
Robert Romero

Director Andrew Roper was absent. All Director absences are considered excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; 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 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.

Public Comment None.

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 special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified:

- Minutes from April 11, 2019 Work Session and Regular Meeting

Executive Session to receive legal advice on specific legal questions pursuant to § 24-6-402(4)(b), C.R.S. and § 24-6-402(4)(e), C.R.S., determining positions relative to matters that may be subject to negotiations A motion was made to go into executive session for the purpose of receiving legal advice on specific legal questions related to District contractors pursuant to § 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations related to district contracts pursuant to § 24-6-402(4)(e), C.R.S. The Board did not engage in substantial discussion of any matter not enumerated in Section 24-6-402(4)(b) or 24-6-402(4)(e), C.R.S. The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The executive session was adjourned at 7:24 P.M. on a motion by Director Lent, seconded by Director Romero and passed on the affirmative vote of four Board members.

Discuss and Consider Approval of YMCA Request for Additional Pledge Revenue for the Recreation Center The Board engaged in general discussion regarding the YMCA Request for additional pledge revenue for the Recreation Center. Following discussion, upon a motion duly made and seconded, the Board unanimously denied the request for additional pledge revenue.

Discussion Regarding Wheatlands Park and Recreation Authority and Financing for Recreation Center The Board engaged in general discussion regarding Wheatlands Park and Recreational Authority and Financing for YMCA Recreation Center. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to inform the Wheatlands Park and Recreation Authority Board that they have until August 1, 2019 to close on financing for the YMCA Recreation Center.

Legal Matters

Other Legal Matters None.

Other Business

Communication Committee Update Director Barela informed the Board that the Clubhouse is double-booked on Food Truck and Drama Club Night. She also noted that the Drama Club may not have enough members to reserve the Clubhouse.

Covenant Enforcement Committee Update Director Lent reviewed the Covenant Enforcement Committee update with the Board. He noted that the Committee authorized the placement of "No Dumping" signs on the cut through at South Idler Way and South Irvington Way to discourage neighbors from dropping grass clippings in the common area. Director Lent also noted that Director Messerli will work with Ms. Walker to select the signs and get them posted.

Director Barela asked if the District would be willing to plant additional trees to provide privacy for the homeowners in exchange for owners voluntary removal of the lattice fences. Mr. Waldron noted that the request will be added to the letters sent by AMI.

The Board engaged in general discussion regarding District ownership of the iron fencing along Powhatan Road. Following discussion, upon a motion duly made and seconded, the Board unanimously asserted ownership of the iron fence and instructed legal counsel to work with Mr. Cox to confirm the fence is listed on the property schedule.

Park Update Mr. Waldron informed the Board that the park schedule may be delayed due to a delay in the delivery of the rock climbing wall. Mr. Waldron stated that he would provide an update to the Park Committee next week.

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.

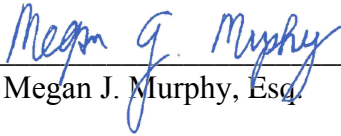


Secretary for the Meeting

The foregoing minutes were approved on the 13th day of June, 2019.

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing High Plains Metropolitan District, I attended the executive session meeting of Wheatlands Metropolitan District convened May 9, 2019, which executive session was for the sole purpose of receiving legal advice on specific legal questions related to District contractors and determining positions relative to matters that may be subject to negotiations related to district contracts, as authorized by §24-6-402(4)(b) and 24-6-402(4)(e). I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.



Megan J. Murphy, Esq.