

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 10, 2013 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:

Richard Tashma  
Jack Lent  
Mike Dempsey  
Robert Jenkins

Also present were Clint C. Waldron, Esq. and Zachary P. White, White, Bear & Ankele Professional Corporation, General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Kimberly Armitage, YMCA; Nate Adams, Brickman; and Irene Borisov, Summit Association Management.

Call to Order

Director Tashma noted that a quorum of the Board was present and called the meeting to order.

Disclosure Matters

Mr. Waldron advised the Board that pursuant to Colorado law, certain disclosures by the directors may be required prior to taking official action at the meeting. The Directors reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Written disclosures of conflicts of interest were filed with the Secretary of State at least 72 hours prior to the meeting.

Agenda	Mr. Waldron presented the proposed agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.
Public Comment	None.
Consent Agenda	Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows: <ul style="list-style-type: none"> <li>a. Approve September 26, 2013 Meeting Minutes</li> <li>b. Approve Claims Payable - \$206,431.21</li> </ul>
Update on Land Acquisition and Recreation Amenities	Director Tashma read a letter dated October 10, 2013 regarding the status of the acquisition of land for the new recreation center. Upon motion duly made and seconded, the Board unanimously accepted the letter and it was made a part of the record.
<b>Landscape Maintenance</b>	
Review Landscape Maintenance Report	<p>Mr. Adams reviewed the Landscape Maintenance Report with the Board.</p> <p>Mr. Adams informed the Board that the system blow-out is scheduled to begin in the next few weeks in preparation for winter.</p> <p>Mr. Adams informed the Board that the clean-up of plant material from the recent freeze is taking place and will be completed soon.</p> <p>Mr. Adams informed the Board that the drainage issue on S. Ider Way is currently being fixed but is taking longer than expected because the crew is digging by hand. He anticipated the project will be completed within a week. Mr. Adams recommended replacing the sod with cobble stone and, following discussion, the Board directed Mr. Adams to provide a proposal.</p> <p>Mr. Adams discussed the water drainage issue on Wheatlands Parkway that is causing water to run down the sidewalk. The Board determined this is an issue that the developer needs to fix and directed legal counsel to send a letter to the developer regarding the same.</p>
Irrigation Water Usage	Mr. Adams reviewed the Irrigation Water Usage Tracking

Tracking Report	Report with the Board.
Work Orders/Proposals	Mr. Adams informed the Board that the poor drainage in the park is causing the grass to become soggy. He proposed to pipe the water into the storm drain. The Board determined to defer this matter and reevaluate in the coming months.
Other Landscape Maintenance	Director Lent discussed the complaints the District has received regarding the tall grasses in the medians obstructing views of oncoming traffic. The Board directed Mr. Adams to cut back the grasses in the medians and to provide the Board with a proposal for grasses that will not grow as tall next year.
<b>YMCA Report</b>	
Clubhouse Management Report	Ms. Armitage reviewed the Clubhouse Management Report with the Board.
	Ms. Armitage informed the Board that she has received requests from the local feeder schools to promote school events in the newsletter free of charge. Following discussion, upon motion duly made and seconded, the Board determined not to charge the feeder schools a fee and to continue to charge any other schools.
Review End of Season Report	Ms. Armitage reviewed the End of Season Report with the Board.
Work Orders/Proposals	
Consider Fire Panel Monitoring Service Proposals	Ms. Armitage informed the Board she is still awaiting bids from several companies to monitor the fire panel.
Update on Pool Heater Proposals	Ms. Armitage informed the Board that she is still researching which pool heaters are the best and the heater will be replaced in 2014.
Pool Pump Replacement	Ms. Armitage discussed the need for a new pool pump with the Board. She informed the Board she is still considering bids and the pump will likely be replaced in 2014.
Addition of Large Umbrella	Ms. Armitage informed the Board the cost of an additional large umbrella will be \$3,000. The Board engaged in general discussion regarding additional umbrellas and alternate shade options. No action was taken.

Additional Tables	Ms. Armitage informed the Board that additional tables have not been ordered and there does not seem to be a demand for them.
Pool Chemical Pricing	Ms. Armitage informed the Board that there has not been any indication of a price increase for the pool chemicals and she will update the Board as necessary.
Virginia Graeme Baker Pool and Spa Safety Act	Ms. Armitage recommended the Board consider replacing the pool drain covers. Following discussion, upon motion duly made and seconded, the Board directed Ms. Armitage to have the drain covers replaced.
Linx Security System Update	Ms. Armitage informed the Board the key system is not working properly and never has. The Board directed legal counsel to research the issues.
<b>Facilities Management</b>	
Review Facilities Management Report	Ms. Borisov reviewed the Facilities Management Report with the Board.
Covenant Enforcement	Ms. Borisov provided the Board with a general update regarding covenant enforcement and informed the Board they will soon be granted access to the covenant enforcement history for each property in the District.
	Ms. Borisov informed the Board that there are landscaping issues with regard to Richmond Homes only installing a portion of the landscaping and leaving the remainder for the homeowner to complete. She will continue to work with Richmond to resolve the issue.
Architectural Review Matters	Ms. Borisov provided a general update regarding the activities of the Architectural Review Committee. The Committee determined to hold off on updates to the Residential Improvement Guidelines until January and existing policies will be enforced until then.
Work Orders/Proposals	None.
Collection/Delinquent Accounts	Ms. Borisov provided the Board with a general update regarding collections and delinquent accounts.
Other Facilities Management	None.

**Financial Report/Claims  
Payable/Financial Matters**

Review and Consider Acceptance of Financial Report	Ms. Bartow presented the financial report to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the report.
Discuss 2014 Draft Budget	Ms. Bartow discussed the 2014 draft budget with the Board.
Discuss Investment Options	Ms. Bartow discussed the investment options with the Board.
Other Financial Matters	Following discussion, upon motion duly made and seconded, the Board unanimously authorized Ms. Bartow to invest funds into CSAFE.

**Legal Matters** None.

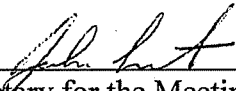
**Director's Items**

Discuss Park and Recreation Advisory Committee	The Board engaged in general discussion regarding the Park and Recreation Advisory Committee. Ms. Armitage will distribute information to the interested residents expressing that a meeting will be held in early 2014 to appoint a committee from different sections of the community.
Collections	Mr. Waldron discussed the outstanding collections fees on vacant lots with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously authorized legal counsel to send letters to Centex Homes and CPHW regarding their outstanding fees and requesting payment.
Thank You to Lincoln Thomas	Director Tashma proposed that the Board send a letter to Lincoln Thomas thanking him and his family for attending the September 12, 2013 meeting. The Board directed Ms. Armitage to provide a thank you letter to Mr. Thomas.
Media Training	The Board engaged in general discussion regarding the need for Board member media training. No action was taken.

**Other Business**

Set Budget Workshop	The Board set the budget workshop for October 29, 2013 at 6:30 p.m.
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.

  
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Secretary for the Meeting

The foregoing minutes were approved on the 14<sup>th</sup> day of November, 2013.