

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: November 14, 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., 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:

- a. Approve October 10, 2013 and October 29, 2013 Meeting Minutes
- b. Consider Adoption of Resolution Calling May 6, 2014 Election
- c. Review and Approve Transparency Notice Pursuant to § 32-1-809, C.R.S.
- d. Review and Approve District Public Disclosure Pursuant to § 32-1-104.8, C.R.S.
- e. Consider Approval of Updated Public Records Policy

Landscape Maintenance

**Review Landscape
Maintenance Report**

Mr. Adams reviewed the Landscape Maintenance Report with the Board.

The Board mentioned that the lights on the monument on Ider are not working and the grass around the monuments needs to be cut lower. The Board requested that Ms. Borisov work with Colorado Lighting to add the monument lights to the Colorado Lighting scope of services.

Mr. Adams informed the Board that the Cherokee Trail Craft Fair signs have been put up throughout the District. The Board directed Mr. Adams to remove the signs next week if they have not already been removed.

Mr. Adams discussed the future plans for Smoky Hill with the Board. The Board directed Mr. Adams to present a master plan at the next meeting.

The Board directed Mr. Adams to provide pricing for extra native grass mowing.

Mr. Adams discussed the clean out of the detention structure with the Board.

Mr. Adams discussed resident complaints regarding the presence of prairie dogs in the neighborhood.

Work Orders/Proposals

Mr. Adams presented a proposal to add cobble over the area where the drain was installed on Wheatlands Parkway to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$2,675.00.

Mr. Adams presented a proposal to wrap the fifty-nine newly planted trees throughout the property to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$415.00.

Mr. Adams presented a proposal to dig up, repair and rebury the stop and waste pipe that has shifted at South Southlands Parkway and Wheatlands Parkway to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$800.00.

**Other Landscape
Maintenance**

None.

YMCA Report

**Clubhouse Management
Report**

Ms. Armitage reviewed the Clubhouse Management Report with the Board.

Work Orders/Proposals

**Fire Panel Monitoring
Service Proposals**

Ms. Armitage informed the Board that the clubhouse does not have a fire monitoring system. The Board requested that additional fire extinguishers be installed. The Board also directed Ms. Armitage to mount a First Aid kit on the wall in an accessible location.

**Park and Recreation
Advisory Committee**

Ms. Armitage informed the Board that there is an email blast ready to go out the first week of December informing the community of the appointment process to the Park and Recreation Advisory Committee. The first meeting will convene in January.

**Facilities
Management/District
Operations**

**Review Facilities
Management Report**

Ms. Borisov reviewed the Facilities Management Report with the Board.

	Ms. Borisov informed the Board of the graffiti and dumping issues that have been going on. The Board asked Ms. Borisov to provide an update to the Board at the next meeting.
Covenant Enforcement	The Architectural Review Committee provided the Board with a general update regarding covenant enforcement matters.
Architectural Review Matters	Ms. Borisov provided the Board with a general update regarding architectural review matters.
Work Orders/Proposals	Ms. Borisov presented proposals to the Board to fix the various signs throughout the community. Following discussion, the Board requested that Ms. Borisov request additional quotes and explore other options.
Collection/Delinquent Accounts	Ms. Borisov provided the Board with a general update regarding collections and delinquent accounts.
Review and Consider 2014 Insurance Renewal	The Board discussed the 2014 insurance renewal.
Other Facilities Management	None.
Financial Report/Claims Payable/Financial Matters	
Review and Consider Acceptance of Financial Report	Ms. Bartow presented the September 30, 2013 financial report to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the report.
Public Hearing on 2014 Budget, Consider Resolution Adopting Budget, Appropriating Expenditures and Certifying Mills	Director Tashma opened the public hearing on the 2014 budget. After no public comment was made, the hearing was closed. Ms. Bartow presented the 2014 budget and budget resolution to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the budget and budget resolution, appropriated the funds as reflected therein and certified an operational mill levy of 25.000 mills, a debt service mill levy of 50.000 mills, and a contractual obligation levy of 1.000 mill.
Public Hearing on 2013 Budget Amendment (if necessary)	Director Tashma opened the public hearing on the 2013 budget amendment. After no public comment was made, the hearing was closed. Ms. Bartow presented the 2013 budget amendment to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously

approved amending the general fund to \$600,000 and the park fund to \$1,800,000.

Review and Approve
CliftonLarsonsAllen, LLP
Engagement Letter

Ms. Bartow presented the CliftonLarsonAllen, LLP engagement letter to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the engagement for 2014 accounting services.

Review and Approve
Engagement of Auditor for
2013 Audit

Ms. Bartow presented the Dazzio & Plutt, LLC engagement letter to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the engagement for the 2013 audit in an amount not to exceed \$4,700.

Other Financial Matters

Ms. Bartow presented the continuing disclosure report to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the report.

Legal Matters

Consider and Approve
Covenant Lien Settlement for
Property at 25037 E. Lake
Drive

Mr. Waldron discussed the covenant lien settlement for the property located at 25037 E. Lake Drive with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously agreed to the terms set forth in the settlement letter.

Discuss Shared Use Parking
Agreement with Cherry
Creek Schools

Mr. Waldron discussed a possible Shared Use Parking Agreement with Cherry Creek Schools with the Board. Mr. Waldron will continue to work with Cherry Creek Schools on the matter.

Consider Acquisition of
Tract A, Filing No. 7

Mr. Waldron presented the Acquisition of Tract A, Filing No. 7 to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the acquisition.

Discuss Status of Century
Drainage Matter

The Board engaged in general discussion regarding the status of the Century Drainage Matter. No action was taken.

Consider Adoption of 2014
Annual Administrative
Resolution

Mr. Waldron presented the 2014 Annual Administrative Resolution to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously adopted the resolution.

Review and Approved
Update White, Bear &

Mr. Waldron presented the updated White, Bear & Ankele, P.C. engagement letter to the Board for consideration. Following

Ankele PC Engagement
Letter

discussion, upon motion duly made and seconded, the Board unanimously approved the engagement of White, Bear & Ankele, P.C. for legal services.

Director's Items

Update on Land Acquisition
and Recreation Amenities

Director Tashma read a letter dated November 14, 2013 regarding the status of the acquisition of land, the new recreation center, and the fees for 2014 into the record. Upon motion duly made and seconded, the Board unanimously accepted the letter and it was made a part of the record.


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 12th day of December, 2013.