

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: December 12, 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 November 14, 2013 Meeting Minutes
- b. Approve Claims Payable in the amount of \$162,373.17 represented by Check Nos. 1060-1090

Update on Land Acquisition and Recreation Amenities

Director Tashma read a letter dated December 12, 2013 regarding an update on the land acquisition and recreation amenities into the record. Following discussion, upon motion duly made and seconded, the Board unanimously approved the letter, subject to final review by legal counsel.

Landscape Maintenance

Review Landscape Maintenance Report

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

Mr. Adams informed the Board that he pruned back the grasses in front of the monument lights that were growing too tall and covering the lights.

Mr. Adams informed the Board that the repair to the stop and waste will be completed next week.

Work Orders/Proposals

Mr. Adams presented a proposal to check all of the light posts throughout the District to make sure the lower wood panels are properly fastened. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$507.04.

Other Landscape Maintenance

None.

YMCA Report

Clubhouse Management Report

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

Ms. Armitage informed the Board that the door is broken and that she is working with LINX to fix the access issues.

Work Orders/Proposals

Consider Alarm Monitoring Service Proposal

Ms. Armitage presented a proposal from Mountain Alarm to provide alarm monitoring services for the Clubhouse. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$225 plus \$40 per month.

Facilities Management/District Operations

Review Facilities Management Report

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

Ms. Borisov reviewed the Smart Webs software with the Board and will provide an update on the implementation at the next meeting.

Covenant Enforcement

The Architectural Review Committee discussed inoperable vehicles and sending notices of violation.

The Architectural Review Committee reviewed front yard lighting guidelines with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved the guidelines.

Architectural Review Matters

Ms. Borisov informed the Board that KJT has been submitting landscaping designs that do not meet the current District standards. The Board requested Ms. Borisov to require full plans to be submitted.

Work Orders/Proposals

Ms. Borisov presented sign proposals from Mindstorm, LLC to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposals in the amount of 4,160.

Ms. Borisov presented a request from Richmond to be able to cross the District Tract B, Filing No. 2 to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal subject to the property being fully restored upon completion of Richmond's site work.

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 October 31, 2013 financial report to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the report.

Other Financial Matters

Ms. Bartow informed the Board of the need for authorization to conduct wire transfers related to the US Bank account. Following discussion, upon motion duly made and seconded, the Board unanimously authorized the transfer.

Ms. Borisov and Ms. Bartow requested permission to purchase their iPads so the District is no longer liable. Following discussion, upon motion duly made and seconded, the Board unanimously approved their request.

Legal Matters

Consider and Approve Lien
Settlement for Acct. #
24742EUC

Mr. Waldron presented the Lien Settlement for account number 24742EUC to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously authorized legal counsel to settle the account.

**Consider and Approve Lien
Settlement for Acct. #
6253JAC**

Mr. Waldron presented the Lien Settlement for account number 6253JAC to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously authorized legal counsel to negotiate a settlement.

Update on Shared Use Parking Agreement with Cherry Creek Schools

Mr. Waldron provided a general update to the Board regarding the Shared Use Parking Agreement with Cherry Creek Schools.

Update on Status of Century Drainage Matter

Mr. Waldron provided a general update to the Board regarding the status of the Century drainage matter.

Discuss 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. No action was taken.

Director's Items

Executive Session Pursuant

No executive session was needed.

to Section 24-6-402(4)(e),
C.R.S.

Other Director Items

The Board engaged in general discussion regarding the structure of future Board meetings.

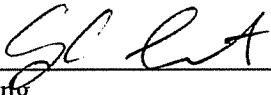
Other Business

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 9th day of January, 2014.