

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 26, 2013 at 6:00 p.m., at 6601 S. Wheatlands
Parkway, Aurora, Colorado

Attendance

A 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:

Richard Tashma
Kevin McGlynn
Darrin "Lee" Scheck

Directors Zwingelberg and Perry were absent and excused.

Also present were Clint Waldron, Esq., White, Bear & Ankele Professional Corporation, General Counsel; Carrie Bartow, CliftonLarsonAllen, District Accountant; Kimberly Armitage, YMCA; Erica Sandoval, Colorado Management; Nate Adams, Brickman; and Jeremy Lammon and Danielle Lammon, residents.

Call to Order

Director McGlynn 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. After consideration, the Board unanimously approved the agenda as amended.

Public Comment None.

Consent Agenda A motion was made and seconded to approve all items on the consent agenda as follows:

- a. Approve January 10, 2013 Regular Meeting Minutes
- b. Approve Claims Payable - \$26,705.90
- c. Approve and Ratify 2013-2014 Landscape Maintenance Contract with Brickman
- d. Approve and Ratify YMCA Clubhouse Management & Programming Contract
- e. Approve Website Maintenance Agreement with Hughes & Stuart
- f. Approve 4th Quarter Continuing Disclosure Report
- g. Approve Master Agreement for Engineering Services

The motion was approved unanimously.

Landscape Maintenance

Review Landscape Maintenance Report Mr. Adams reviewed the Landscape Maintenance Report with the Board. Mr. Adams noted that the tree watering had been completed. Mr. Adams informed the Board he will be meeting with Denver Water regarding water restrictions.

Work Orders Proposals None.

Status of Mainline Extension Mr. Adams informed the Board he anticipates this will be completed within the next week.

Spring 2013 Proposed Work The Board reviewed the proposed 2013 work and deferred action until the next meeting.

Other Landscape Maintenance None.

YMCA Report

Clubhouse Management and Rentals Ms Armitage reviewed the status of the clubhouse management and rentals. Ms. Armitage noted that, to date, the revenue is \$852.00.

Programming	Ms. Armitage provided the Board with a general review of the programming.
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Work Orders/Proposals	Ms. Armitage updated the Board on the status of the S2 System update.
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Facilities Management

Review Facilities Management Report	Ms. Sandoval reviewed the Facilities Management Report with the Board.
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Work Orders/Proposals	The Board reviewed the proposals for lighting maintenance. Upon motion duly made, seconded and unanimously carried, the Board awarded the contract to Colorado Lighting in the amount of \$50.00 per month. The Board also reviewed the proposal from Poo Free Parks and determined not to enroll in the program.
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ARC Requests	The Board discussed several requests regarding painting of the concrete on houses. After discussion, the Board determined that any painting needed to be consistent with the covenants and guidelines and the paint color scheme needs to be approved by the District Manager.
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Covenant Enforcement	The Board discussed the status of violations and requested that Ms. Sandoval send the report to the Board containing all open and closed violations.
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Delinquencies	Ms. Sandoval provided the Board with a general update on delinquencies.
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Other Facilities Management	The Board discussed what information had been sent to homeowners regarding the increase of District fees.
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Financial Report/Claims Payable/Financial Matters

Consider Acceptance of Financial Report	Ms. Bartow reviewed the Financial Report with the Board. Upon motion duly made, seconded and unanimously approved, the financial report was accepted.
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Other Financial Matters	None.
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Legal Matters

Update on Recordation of Filing No. 12 Plat	Mr. Waldron provided the Board with a general update on the recordation of Filing No. 12 Plat.
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Discuss and Approve
Purchase and Sale
Agreement

The Board discussed the status of the Purchase and Sale Agreement. Upon motion duly made, seconded and unanimously carried, the Board President was authorized to sign the agreement subject to final review by legal counsel. Upon motion duly made, seconded and unanimously carried, the Board President was authorized to sign an engagement letter with an appraiser in an amount not to exceed \$2,750.00 and the Board authorized that an engineer begin due diligence in an amount not to exceed \$15,000.00.

Status of Fence Dispute

Mr. Waldron provided the Board with a general update regarding the status of the fence dispute.

Management Contract

After discussion, the Board determined to terminate the current Management Contract and upon motion duly made, seconded and unanimously carried, the Board authorized Director McGlynn to sign a new Management Contract after discussion with legal counsel.

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 14th day of March, 2013.