

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: July 11, 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  
Darrin "Lee" Scheck

Director Perry was absent and unexcused.

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

The following residents were in attendance:

Mike Dempsey  
Michael Jenkins  
Terri L. Gomez  
Adam Diffendal  
Jack Lent  
Marnie Williams  
Richelle Cuellar

Call to Order

Director Tashma noted that a quorum of the Board was present and called the meeting to order at 6:05 p.m.

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**

Public comment was made regarding architectural review requirements, the submittal process and fencing. In addition, Mr. Dempsey expressed interest in a board position.

**Consider Appointment of  
Board Member(s) and  
Administer Oath(s) of Office**

The Board noted that a vacancy existed on the Board and Jack Lent had expressed interest in the position. Mr. Waldron noted that Mr. Lent's qualification had been verified. Following discussion, upon motion duly made and seconded, the Board unanimously appointed Jack Lent to the Board of Directors. Director Tashma administered the Oath of Office.

**Election of Officers**

Following discussion, upon motion duly made and seconded, the Board unanimously elected Director Jack Lent to the position of Vice President/Treasurer/Secretary and Director Scheck to the position of Assistant Secretary, with the other officers remaining as presently constituted.

**Consent Agenda**

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

- a. Approve June 13, 2013 Regular Meeting Minutes
- b. Approve Claims Payable

The motion was approved unanimously.

**Status of Purchase and Sale  
Agreement**

Director Tashma provided an update to the Board regarding the status of the Purchase and Sale Agreement. Mr. Tashma read the letter dated July 11, 2013 into the record.

**Mission Statement**

Mr. Tashma read the mission statement to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the statement.

Mr. Tashma noted that he would like to see some more color in

the community and landscaping.

### **Landscape Maintenance**

Review Landscape Maintenance Report	Mr. Adams reviewed the Landscape Maintenance Report with the Board.
Irrigation Water Usage Tracking Report	Mr. Adams reviewed the Irrigation Water Usage Tracking Report with the Board.
Work Orders/Proposals	None.
Status of Approved Work Orders	Mr. Adams discussed the status of the approved work orders with the Board.
Work Orders for Consideration	Mr. Adams presented the work orders for consideration to the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved work orders.
Other Landscape Maintenance	The Board engaged in general discussion regarding the District Tract on Ider Street. No action was taken.

### **YMCA Report**

Clubhouse Management and Rentals	Ms. Armitage discussed the clubhouse management and rentals with the Board.
Programming	Ms. Armitage provided a general update to the Board regarding programming.
Work Orders/Proposals	<p>Ms. Armitage informed the Board that the rug has been ordered.</p> <p>Ms. Armitage informed the Board that the installation of the shade umbrella is complete.</p> <p>Ms. Armitage informed the Board of the need for a heater in the baby pool. The Board requested that Ms. Armitage obtain pricing for the next meeting.</p> <p>Ms. Armitage informed the Board that the paper towel dispenser in the bathroom needs to be swapped out. Following discussion, upon motion duly made and seconded, the Board unanimously approved this request.</p> <p>Ms. Armitage informed the Board that she will address the water in the pump room at the end of the season.</p>

Ms. Armitage noted that the projected replacement of the main heater is 2015.

### **Facilities Management**

Review Facilities Management Report	Ms. Borisov provided the Board with a general update regarding the Facilities Management Report.
Work Orders/Proposals	None.
ARC Requests/Revisions to Guidelines	The Board requested that Ms. Borisov discuss revised landscape plan submittal and landscape guidelines with Norris Design.
Color Palette	Ms. Borisov provided the Board with a general update regarding the color palette. The Board requested that Ms. Borisov obtain Norris Design's input on the color palette for the next meeting.
Covenant Enforcement	<p>Ms. Borisov informed the Board that the priority of covenant enforcement for yard landscaping is as follows: (1) no rear yard; (2) front yards; (3) improper plant material; and (4) approved and not documented.</p> <p>Ms. Borisov discussed the fence staining and use of penetrating stains with the Board. The Board requested that Director Lent obtain fence staining samples for the next meeting.</p> <p>Ms. Borisov discussed coach lighting with the Board. The Board requested that Ms. Borisov review the lighting with Norris Design.</p>
Collection/Delinquent Accounts - Update	Ms. Borisov provided a general update to the Board regarding collections and delinquent accounts.
Community Lighting	Ms. Borisov provided a general update to the Board regarding community lighting.
Other Facilities Management	None.

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

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 Online Payment  
Options

Deferred.

Discuss Status of Collection  
of Fees

Ms. Bartow provided a general update to the Board regarding the status of the collection of fees.

Approval of 2012 Audit

Ms. Bartow provided the 2012 audit to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the audit, subject to final legal review and receipt of a clean audit opinion.

Other Financial Matters

None.

### **Legal Matters**

SDA Conference

Mr. Waldron discussed the upcoming SDA conference with the Board. Director Tashma informed the Board he will be attending.

Director Resignation and  
Vacancies

Mr. Waldron presented a resignation letter from Director Scheck to the Board. The Board accepted the resignation of Director Scheck and thanked him for his time and service to the community.

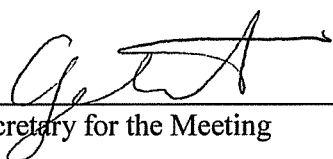
### **Other Business**

None.

Adjournment

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned at 11:00 p.m.

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 22<sup>nd</sup> day of August, 2013.