

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 22, 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
Jack Lent

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

The following residents were in attendance:

Mike Dempsey
Michael Jenkins

Call to Order

Director Tashma noted that a quorum of the Board was present and called the meeting to order at 6:03 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	None.
Consider Appointment of Board Member(s) and Administer Oath(s) of Office	Deferred.
Election of Officers	Deferred.
Consent Agenda	<p>A motion was made and seconded to approve all items on the consent agenda as follows:</p> <ul style="list-style-type: none"> a. Approve July 11, 2013 Regular Meeting Minutes b. Approve Claims Payable in the Amount of \$129,131.54 <p>The motion was approved unanimously.</p>
Status of Purchase and Sale Agreement	Director Tashma read a letter dated August 22, 2013 regarding the status of the purchase of land for additional park and recreation amenities into the record. Mr. Waldron provided the Board with an update on the closing schedule. The Board engaged in general discussion regarding the status of the purchase and the fee structure. The Board answered questions from members of the public, and Director Tashma noted that all public information about the purchase has been discussed in open session at meetings of the Board, distributed via email blast, sent to all email addresses on file through the website, and posted to the District's website.
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	
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 a proposal to fix the drainage issue causing water to pool on the sidewalk along S. Wheatlands Parkway at S. Ider Way. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal. The Board requested that Mr. Adams confirm that the repair will be properly sized and engineered, and to come back to the Board with a revised proposal if the amount needed to ensure the problem is fixed is going to exceed the amount approved.

Other Landscape
Maintenance

The Board engaged in general discussion regarding the need for large banner signs that can be used to advertise community events and how the banners should be displayed. Following discussion, upon motion duly made and seconded, the Board unanimously approved the installation of three banners in an amount not to exceed \$500 for the banners. Mr. Adams' crews will install and take down the banners as needed.

The Board engaged in general discussion regarding pruning grasses at the crosswalk by the school. Director Lent requested that Mr. Adams cut down the tall grasses in the medians where children cross the street to create a better line of site.

The Board engaged in general discussion regarding plowing the public streets and entering into a contract with the City regarding plowing the roads. No action was taken.

The Board noted that the grass around the community looked good and was pleased with the lack of weeds.

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 and events, noting that the garage sale and dumpster day will be September 14, 2013.

Work Orders/Proposals

Ms. Armitage informed the Board that Terminex agrees they have not been performing the scope of services in the contract and will provide four months of free service.

Ms. Armitage informed the Board that the pool heaters are not working properly. She received two proposals to replace the

pool heater and will be obtaining a third. Ms. Armitage will also look into other alternatives for heating the pool.

Ms. Armitage informed the Board that the area rug in the clubhouse has been replaced and the total cost came in under budget. The Board directed Ms. Armitage to obtain a second rug that is identical to the first.

Ms. Armitage informed the Board that work on the pump drain will be completed during the off-season.

Ms. Armitage provided the Board with a general update regarding email blasts.

Ms. Armitage informed the Board she is obtaining bids to monitor the alarm system at the clubhouse.

Ms. Armitage informed the Board the pool furniture will need to be replaced prior to next summer. The Board directed Ms. Armitage to obtain a cost estimate.

Facilities Management

Review Facilities Management Report

Ms. Borisov provided the Board with a general update regarding the Facilities Management Report.

Ms. Borisov informed the Board the lights on the monuments have been fixed and the monuments have been power washed. Ms. Borisov is working with Mr. Adams on the landscaping of the monuments. The Board requested that Ms. Borisov look into permanent solutions to the broken lettering on the monuments.

The Board engaged in general discussion regarding restraining the monument signs. Director Lent requested that Ms. Borisov obtain three proposals to repair the signs.

The Board engaged in general discussion regarding high speed traffic through the community and the need to do something to slow drivers down. The Board requested that Mr. Lent and Ms. Armitage look into obtaining radar and speed signs.

Work Orders/Proposals

Previously discussed.

ARC Requests/Revisions to Guidelines

Ms. Borisov informed the Board that Norris Design has provided a plan packet that will be posted on the website.

Covenant Enforcement Ms. Borisov informed the Board that letters have been sent out to homeowners regarding weed issues and not having yards installed and a second set of letters will be sent out for those who are still out of compliance. The Board engaged in general discussion regarding landscaping installation extensions. The Board directed Ms. Borisov to allow 60 days for new homeowners to submit landscaping plans and 90 days after approval to complete the installation. The Board directed legal counsel to file an escrow lien if no plans are submitted within the 60 day timeframe.

Collection/Delinquent Accounts - Update Ms. Borisov informed the Board some homeowners are still having trouble understanding where to send payments. The Board directed Ms. Borisov to begin sending reminder and warning letters on bright colored paper and assessing late fees. Legal counsel will revise the letters and send to Ms. Borisov.

Other Facilities Management Ms. Borisov presented the Board with a request for a variance on behalf of a homeowner who wants to place his trash cans on the curb outside the allotted time. The Board directed Ms. Borisov to inform the homeowner that he needs to appear before the Board to request a variance.

Mr. Jenkins requested a variance to leave his basketball hoop on the street to allow his children and neighbor kids to play while he is at work. Mr. Jenkins provided Ms. Borisov with a letter from the prior HOA authorizing him to leave the basketball hoop out. The Board approved his request due to the prior authorization.

Ms. Borisov informed the Board that she will use a color pallet for house paint colors that was provided to her by Ms. Armitage.

Mr. Lent presented fence stain options from several paint companies. Following discussion, upon motion duly made and seconded, the Board unanimously approved proposed stains from the respective brands. Ms. Borisov will compile the information and make it available to homeowners.

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

Consider Acceptance of Financial Report Deferred

Discuss 2013 Amended
Budget and Set Public
Hearing

Deferred

Other Financial Matters

Deferred.

Legal Matters

Consider Approval of
Resolution Imposing an
Operations Fee and a
Working Capital Fee

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

Consider Approval of
Resolution Imposing a Park
and Recreation Fee

Mr. Waldron presented the Resolution Imposing a Park and Recreation Fee to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the resolution.

Consider Approval of D.A.
Davidson Engagement

Mr. Waldron presented the D.A. Davidson Engagement Letter to the Board for consideration. Following discussion, the Board deferred approving the engagement and requested legal counsel discuss the need to deliver value or reduce fees with Mr. Bishop.

Other Business

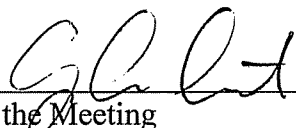
Call Special Meeting

The Board called a special meeting for September 3, 2013 at 4:00 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.



Secretary for the Meeting

The foregoing minutes were approved on the 26th day of September, 2013.