

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 9, 2014 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; Nate Adams, Brickman; and Irene Borisov, Summit Association Management.

The following residents were in attendance:

Ron Reeder  
Madhavi Tandon

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 December 12, 2013 and December 16, 2013 Meeting Minutes
- b. Approve Claims Payable in the amount of \$44,615.92 represented by Check Nos. 1091-1114
- c. Independent Contractor Agreement with Mindstorm, LLC for Sign Repairs and Work Order No. 1

**Update on Land  
Acquisition and Recreation  
Amenities**

Director Tashma read a letter dated January 9, 2014 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.

Work Orders/Proposals

None.

Other Landscape  
Maintenance

Mr. Adams requested approval from the Board for ET Water to prepare a case study. Following discussion, upon motion duly made and seconded, the Board unanimously approved the request.

**YMCA Report**

Clubhouse Management  
Report

The Board reviewed the Clubhouse Management Report.

Work Orders/Proposals

The Board authorized the YMCA to have a door contractor look at the bent doors.

The Board reviewed the information regarding the internet and phone services and requested that Ms. Armitage provide a recommendation.

**Facilities  
Management/District  
Operations**

**Review Facilities  
Management Report**

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

**Covenant Enforcement**

The Board reviewed the violation of Section 3.6.2 of the community guidelines given to Ron Reeder on November 29, 2013. Mr. Reeder commented that he drives his vehicle every other day and is only guilty of covering his vehicle with a tarp to protect the vehicle when it is stored outside. He also stated that the tarp is designed to be a car cover and is well maintained. After review, the Board determined that Mr. Reeder will only be allowed to cover his car during inclement weather but will otherwise keep the car uncovered. The Board also determined that a "no violation" letter will be sent to Mr. Reeder subject to ARC Committee approval.

The Board reviewed the fencing violation received by Ankur and Madhavi Tandon. Mrs. Tandon informed the Board that the construction of her fence was completed in October of 2007 in accordance with the HOA rules at that time. The Board determined that the fence can remain as it stands due to the fact that it was installed incorrectly by the builder back in 2007 and if the fence ever requires replacement, it will need to go through the approval process, and be constructed in accordance with the current guidelines.

**Architectural Review Matters**

Ms. Borisov informed the Board that the ARC Committee will review the guidelines within the next thirty days.

**Work Order/Proposals**

Ms. Borisov presented a proposal to put a new skin on a sign to read "Future Recreational Site". Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal.

**Collection/Delinquent  
Accounts**

Ms. Borisov presented a general update to the Board regarding collections and delinquent accounts.

**Other Facilities Management**

The Board asked Ms. Borisov to review the broken lights on the monument at the intersection of South Ider Street and Smoky Hill Road.

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

Review and Consider  
Acceptance of Financial  
Report

Ms. Bartow reviewed the November 30, 2013 financial statements with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the financials.

Other Financial Matters

Ms. Bartow noted that subsequent financial reports will contain a narrative discussion of the financials.

The Board asked Ms. Bartow to look into online payment options.

**Legal Matters**

Resolution Designating  
Posting Locations for Posting  
of Notices

Mr. Waldron presented the Resolution Designating Posting Locations for Posting of Notices to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously adopted the resolution.

Infrastructure Acquisition  
and Reimbursement  
Agreement

Mr. Waldron engaged in general discussion with the Board regarding the Infrastructure Acquisition and Reimbursement Agreement. No action was taken.

Other Legal

Mr. Waldron discussed the Amendment to Ground Lease with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously approved the amendment.

**Directors' Items**

Other Director Items

Director Dempsey requested that the Accounts Receivable report be distributed to the Board.

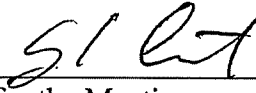
**Other Business**

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.



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Secretary for the Meeting

The foregoing minutes were approved on the 13<sup>th</sup> day of February, 2014.