

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 21, 2014 at 9:30 a.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  
Mike Dempsey  
\*Robert Jenkins  
Josh Deupree  
\*Left meeting where indicated

Also present were Clint C. Waldron, Esq., White, Bear & Ankele Professional Corporation, General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Kimberly Armitage; YMCA; 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.
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Public Comment	None.
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**Facilities  
Management/District  
Operations**

Review and Approve Revisions to Residential Improvement Guidelines and Site Restrictions	The Board reviewed the revisions to the Residential Improvement Guidelines and Site Restrictions and proposed revisions. Following discussion, upon motion duly made and seconded, the Board unanimously approved the guidelines as revised, subject to revisions as discussed.
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\*Director Jenkins left the meeting.

Other Facilities Management	The Board engaged in general discussion regarding the licensing of builder signs. No action was taken.
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The Board noted that some of the letters on the sign located at the intersection of Ider and Smoky Hill have deteriorated and asked Ms. Borisov to look into a solution.

**Legal Matters**

Discuss Share Use Parking Agreement	The Board engaged in general discussion regarding the Shared Use Parking Agreement with Cherry Creek Schools. No action was taken.
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Discuss Status of Approvals for Future Recreation Amenities – Filing 6, Block 5, Lot 1	The Board engaged in general discussion regarding the status of approvals for future recreation amenities and reviewed the City of Aurora Pre-Application meeting notes. No action was taken.
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Executive Session Pursuant to Section 24-6-402(4)(b) and (e) to Consult with the Attorney on Specific Legal Questions and to Develop Negotiating Positions, Strategy, and Instruct Negotiators Regarding the YMCA Ground Lease	None.
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Other Legal Matters

None.

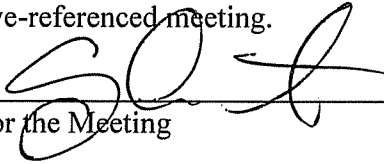
**Other Business**

The Board will hold a special meeting on May 15, 2014 at 6:00 p.m. at the Clubhouse.

**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 15<sup>th</sup> day of May, 2014.