

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 12, 2014 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  
Mike Dempsey  
Robert Jenkins  
Josh Deupree

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, General Counsel; Janece Soendker., CliftonLarsonAllen, LLP, District Accountant; Nate Adams, Brickman; 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 at 6:10 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. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda.

Public Comment	None.
Consent Agenda	<p>Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:</p> <ol style="list-style-type: none"> <li>Approve May 15, 2014 Meeting Minutes</li> <li>Approve Claims Payable – Check Nos. 1181-1195 in the amount of \$76,791.27</li> </ol>
Election of Officers	<p>Following discussion, upon motion duly made, seconded, and unanimously carried, the following slate of officers was approved:</p> <p style="padding-left: 40px;"> Jack Lent – President  Richard Tashma – Vice President  Josh Deupree – Secretary  Mike Dempsey – Treasurer  Robert Jenkins – Assistant Secretary </p>
<b>Update on Land Acquisition and Recreation Amenities</b>	<p>Director Tashma read a letter 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.</p>
<b>Landscape Maintenance</b>	
Review Landscape Maintenance Report	Mr. Adams reviewed the Landscape Maintenance Report with the Board.
Work Orders/Proposals	The Board approved work order No. 2 in the amount of \$2,238.00 for tree removal. The Board authorized landscaping of three cut-throughs not to exceed \$2,000.00 each.
Discuss Proposal to Isolate Irrigation for Commercial Center at Smoky Hill & Arapahoe	The Board engaged in general discussion regarding the Isolation of the Irrigation for the Commercial Center at Smoky Hill & Arapahoe.
Discuss Landscape Maintenance Contract and Landscape Priorities	The Board engaged in general discussion regarding the Landscape Maintenance Contract and Landscape Priorities.
Other Landscape Maintenance	<p>The Board discussed weed control in the native grass areas.</p> <p>The accountant has verified the cost of the irrigation leak reimbursement in the amount of \$12,742.92. Brickman has agreed to reimburse the District for the cost.</p>

Discuss Merger of Valley Crest and Brickman

The Board engaged in general discussion regarding the Merger of Valley Crest and Brickman.

### **YMCA Report**

Clubhouse Management Report

Ms. Armitage reviewed the Clubhouse Management Report with the Board.

Discuss Pool Opening

The Board engaged in general discussion regarding the pool opening. Ms. Armitage will provide the pool surfacing report to the Board after the opening.

Work Orders/Proposals

The Board reviewed the Clubhouse Furniture Replacement Proposal.

### **Facilities Management/District Operations**

Review Facilities Management Report

Ms. Borisov reviewed the Facilities Management Report with the Board

Covenant Enforcement

Ms. Borisov provided the Board with an update regarding Covenant Enforcement.

Status and Timing of Walkthroughs

The Board engaged in general discussion regarding the status and timing of walkthroughs. The Board requested that Summit conduct property drives once per month September – May, and twice per month June – August.

Discuss Expectations and Priorities

The Board engaged in general discussion regarding covenant enforcement expectations and priorities.

Architectural Review Matters

The Board reviewed the proposals submitted by Richmond for the new directional signage. Following discussion, upon motion duly made and seconded, the Board unanimously approved the design as presented.

Work Order/Proposals

The Board approved work in the amount of \$1,010.00 for concrete repairs.

Collection/Delinquent Accounts

Mr. Waldron provided a general update to the Board regarding collections and delinquent accounts.

Discuss revisions to Website

The Board engaged in general discussion regarding revisions to the website.

Other Facilities Management      Representatives from Solar City requested the consideration of changes to the solar panel approval process. The Board denied the request but directed that Norris Design expedite any solar panel approvals.

**Financial Report/  
Financial Matters**

Review and Consider      Ms. Bartow reviewed the April 30, 2014 financial statements  
Acceptance of Financial      with the Board. Following discussion, upon motion duly made  
Report      and seconded, the Board unanimously accepted the financial  
statements as presented.

Discuss Date Plan Options      Deferred.

Other Financial Matters      None.

**Legal Matters**

Discuss Status of Century      The Board engaged in general discussion regarding the status of  
Repair Work      the Century repair work. Following discussion, upon motion  
duly made and seconded, the Board unanimously directed legal  
counsel to file a complaint in the Arapahoe County District  
Court for the damage to District property.

Other Legal Matters      None.

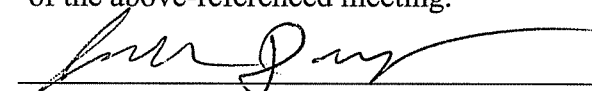
**Directors' Items**

Other Director Items      None.

**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 10<sup>th</sup> day of July,  
2014.