

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: July 10, 2014 at 6:00 p.m., at 27151 E. Lakeview Drive,
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; Carrie Bartow, CliftonLarsonAllen, LLP; Nate Adams, Brickman; Kimberly Armitage; YMCA; and Irene Borisov, Summit Association Management.

The following residents were in attendance:

Jon Groat
Jasmine Hain

Call to Order

Director Lent 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 June 10, 2014 Meeting Minutes
- b. Approve Claims Payable – Check Nos. 1196-1211 in the amount of \$105,458.35
- c. Ratify Approval of Temporary Construction Easement Agreement with Century
- d. Approve Updated Public Records Policy
- e. Ratify Work Order No. 4 to Landscape Maintenance Contract – Ider Way Cut Through

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Adams reviewed the Landscape Maintenance Report with the Board. Brickman will focus on the pruning of trees and removal of suckers.

Work Orders/Proposals

Deferred.

Discuss Irrigation Water Usage Tracking Report/Water Violation

The Board engaged in general discussion regarding the Irrigation Water Usage Tracking Report and water violations.

Discuss Backflow Testing

The Board engaged in general discussion regarding backflow testing.

Discuss Contract Scope

The Board engaged in general discussion regarding the contract scope.

Other Landscape Maintenance

The Board discussed Work Order No. 3 to Landscape Maintenance Contract. It was determined that the cost of the irrigation valve was higher than expected. The Board requested Brickman to submit a revised Work Order. The Board engaged in general discussion regarding the Century landscape repair.

The Board requested that Mr. Adams prune the native grasses at the school crosswalk and asked that the grasses be kept less

than three feet tall.

YMCA Report

Clubhouse Management
Report

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

Work Orders/Proposals

The Board deferred discussion regarding the restroom faucet

The Board reviewed proposals submitted for pool signs. Following discussion, upon motion duly made and seconded, the Board unanimously approved the pool signage.

The Board engaged in general discussion regarding additional pool hours. Following discussion, upon motion duly made and seconded, the Board unanimously approved the additional pool hours.

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.

The owner of 6292 S. Kellerman Ct. addressed the Board regarding a basketball hoop violation. The Board determined that the hoop is on property owned by the City of Aurora and approved the removal of the violation.

The owner of 6443 S. Irvington Way addressed the Board regarding a fence stain violation. The Board authorized the painting of the fence with an approved color.

A homeowner addressed the Board regarding flags and political signs on property. No action was necessary.

Architectural Review Matters None.

Work Order/Proposals

The Board authorized Ms. Borisov to work with Mr. Tashma to update the website.

Other Facilities Management	The Board engaged in general discussion regarding the builder installed landscaping.
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**Financial Report/
Financial Matters**

Review and Consider Acceptance of Financial Report	Ms. Bartow reviewed the May 30, 2014 financial statements with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the financial statements as presented.
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Review and Approve 2013 Audit	The Board reviewed the 2013 Audit. Following discussion, upon motion duly made and seconded, the Board unanimously approved the audit and authorized signing of the representative letter subject to receipt of an unqualified opinion from the auditor.
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Discuss Data Plan Options	Deferred.
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Other Financial Matters	None.
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Legal Matters

Collection/Delinquent Accounts	Mr. Waldron provided a general update to the Board regarding collections and delinquent accounts.
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Other Legal Matters	None.
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Directors' Items

Consultant and Contractor Policy/Decision-making Authority & Accountability	The Board engaged in general discussion regarding consultant and contractor policies and decision-making authority and accountability.
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SDA Conference	The Board engaged in general discussion regarding the SDA Conference. After discussion, the Board decided not to send anyone to the conference.
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Board Member Training	The Board engaged in general discussion regarding training of board members.
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Other Director Items	The Board discussed the appointment of committees to handle the day to day oversight of certain District functions. Following discussion, upon motion duly made and seconded, the Board unanimously appointed the following Board members to serve on the
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Landscape Committee: Josh Deupree
Covenant Enforcement and Architectural Review Committee:
Jack Lent and Rob Jenkins
Strategic Planning and Long-Term Facilities Planning
Committee: Richard Tashma
Recreation/Community Activities/Programming/Day-to-Day
Operations: Rob Jenkins
Website Committee: Richard Tashma
Management Liaison/ General Counsel Liaison: Jack Kent
Finance Liaison/ Waste Disposal Contracting: Mike Dempsey

Update on Future Recreation
Amenities – Filing 6, Block
5, Lot 1

The Board engaged in general discussion regarding future recreation amenities. Following discussion, upon motion duly made and seconded, the Board determined to send out updates on a quarterly basis or upon the achievement of a milestone in the project.

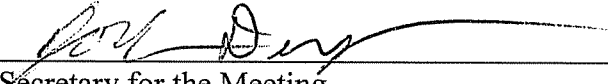
Other Business

September Meeting Schedule Deferred.

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 14th day of August, 2014.