

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 9, 2015 at 6:30 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:

Jack Lent
Mike Dempsey
Robert Jenkins
Josh Deupree
Richard Tashma

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, General Counsel; Rick Gonzales, Marchetti & Weaver, District Accountant; Kimberly Armitage; YMCA; Kevin Cox, COX Professional Landscape Services, LLC and Irene Borisov, Summit Association Management, District Manager.

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 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 February 12, 2015 Regular and Special Meeting Minutes
- b. Approve Claims Payable – Check Nos. 1392, 1400-1428 in the amount of \$139,155.60
- c. Accept Water Usage Tracking Report
- d. Approve and Ratify Covenant Enforcement Committee Recommendations – Grandfathered Driveway Extensions – 6493 Little River Way; 25065 E. Pinewood Place; 6441 S. Ider Street
- e. Approve and Ratify Architectural Review Committee Recommendations – None
- f. Approve and Ratify Work Order No. 14 to Brickman Contract in the amount of \$3,598.80 for ET Water Subscription
- g. Approve and Ratify Work Order No. 15 to Brickman Contract in the amount of \$5,000 for Pinewood Cut-Throughs
- h. Approve Work Order No. 16 to Brickman Contract in the amount of \$1,439.28 for Arbor Cut-Through
- i. Approve and Ratify License Agreement with Q3 Contracting, Inc.
- j. Approve and Ratify Waste Disposal Agreement with Waste Management, Inc.
- k. Approve and Ratify Staining Agreement with Platinum Coating, LLC
- l. Approve Policy and Application for Field Permits
- m. Accept January 31, 2015 Financial Statements
- n. Accept 5 Year Arbitrage Calculation Report for Series 2005 Bonds
- o. Approve and Ratify Independent Contractor Agreement with YMCA for Pool Maintenance and Staffing
- p. Approve and Ratify Independent Contractor Agreement with COX Professional Landscape Services for Landscape Maintenance and Snow Removal
- q. Approve and Ratify License Agreement with Richmond Homes for Signage

Landscape Maintenance
Landscape Maintenance
Report

Mr. Deupree reviewed the Landscape Maintenance Report with the Board and provided an update on ongoing Spring work, including hauling ten (10) large bags of trash from the community.

Consider Work Orders	<p>A Work Order for Annual Flowers was discussed. Upon motion duly made and seconded, the Board approved Options 1A, 2, 3 and 4 of the Work Order.</p> <p>The Work Order for Vole Treatment was discussed. Upon motion duly made and seconded, the Board approved two applications be applied at \$500.00 each.</p>
Other Landscape Maintenance	None.
Recreation/Community Activities/Programming Clubhouse Management Report	Director Jenkins reviewed the Clubhouse Management Report with the Board and provided a general update.
Other Recreation/Community Activities/Programming	None.
Property Management Committee Report District Management Report	Ms. Borisov reviewed the District Management Report with the Board. She noted that additional trash cans are needed throughout the District and that trash pick-up should happen more frequently.
Discuss Calhoun Monument	Ms. Borisov reviewed the Calhoun Monument request of Beacon Point. Legal counsel was instructed to review ownership.
Discuss Drainage on Wheatlands Parkway	Ms. Borisov led a general discussion regarding drainage on Wheatlands Parkway. The Board authorized Ms. Borisov to obtain quotes on design options from Lincoln Thomas.
Discuss Site Investigation Report – Emergency Overflow	The Board engaged in general discussion and authorized legal counsel and Ms. Borisov to contact and discuss with Richmond Homes.
Financial Report/Financial Matters Review February 28, 2015 Financial Statements	Mr. Gonzales reviewed the February 28, 2015 financial statements with the Board. Following discussion, upon motion duly made and seconded, the Board unanimously accepted the financial statements as presented.
Review and Approve 2014 Audit	Mr. Gonzales presented the Board with the 2014 Audit for its consideration. Following discussion, upon motion duly made and seconded, the Board approved the audit, subject to final legal review.

Engagement Letter with
Arbitrage Compliance
Specialists for 10 Year
Arbitrage Calculation

Mr. Gonzales presented and reviewed the engagement letter with the Board. Following discussion, the Board determined to have Marchetti & Weaver complete the Arbitrage Calculation.

Other Financial Matters

A general update was given to the Board regarding bank charges for the lock box.

Legal Matters

Other Legal Matters

None.

Directors' Items

Community Outreach

The Board engaged in general discussion regarding different methods to provide information to residents.

Contract Signing

The Board engaged in a general review and approval of the signing process. The Board approved all contracts to be signed by the President of the Board and attested by the Committee chair. Work orders, requiring only one signature, will be signed by the Committee chair.


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.



Secretary for the Meeting