

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 11, 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; Irene Borisov, Summit Association Management, District Manager and members of the public.

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 April 9, 2015 Regular and Special Meeting Minutes
- b. Approve May 14, 2015 Special Meeting Minutes
- c. Approve Claims Payable – Check Nos. 1428-1463, in the amount of \$121,487.70
- d. Accept Water Usage Tracking Report
- e. Approve and Ratify Covenant Enforcement Committee Recommendations – Grandfathered Driveway Extensions – 6493 Little River Way; 25065 E. Pinewood Place; 6441 S. Ider Street
- f. Approve and Ratify Architectural Review Committee Recommendations – None
- g. Approve Work Order No. 3 to COX Contract for Irrigation Repairs between the amount of \$600.00-\$800.00
- h. Approve Work Order No. 4 to COX Contract for Annual Flowers in the amount of \$7,907.00
- i. Approve Work Order No. 5 to COX Contract for Renovations to Cut-Through at 6001 S. Irvington Court
- j. Approve Work Order No. 5 to Bowman Vision Land Contract for Topographic Survey and Grading Plan in the amount of \$2,500.00
- k. Approve and Ratify Independent Contractor Agreement with Design Concepts for Planning Grant and Master Plan Design in the amount of \$50,000.00
- l. Approve Intergovernmental Agreement regarding 2015 Grant of Arapahoe County Open Space Program Funds – Wheatlands Park and Authorize Execution of ACH Form
- m. Ratify Authorization for Pool Repairs in the amount of \$1,364.23
- n. Ratify Work Order No. 1 to Playground Safety Solutions Contract in the Amount of \$1,310.00 for Playground Repairs.

## **Landscape Maintenance**

Landscape Maintenance Report

Mr. Deupree and Mr. Cox reviewed the Landscape Maintenance Report with the Board.

Consider Work Orders

Several Work Orders and Proposals were presented to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board authorized Mr. Deupree as the Landscape Committee chair to finalize the proposals and execute the work orders, to be ratified by the Board at the next meeting.

Other Landscape Maintenance	The Board engaged in general discussion regarding native grasses. Mr. Cox recommended mowing native grasses and beauty bands one time per year in the fall. He also noted that the plant audit was being delayed.
<b>Recreation/Community Activities/Programming</b>	Director Jenkins and Ms. Armitage reviewed the Clubhouse/Pool Operations Report with the Board and noted that the pool has been very busy.
Other Recreation/Community Activities/Programming	The Board reviewed upcoming events.
<b>Property Management Committee Report</b>	
District Management Report	Ms. Borisov reviewed the District Management Report with the Board.
Other District Management	None.
<b>Financial Report/Financial Matters</b>	
Accept April 30, 2015 Financial Statements	Mr. Gonzales reviewed the April 30, 2015 Financial Statements with the Board. Following discussion, upon motion duly made and seconded, the Board accepted the financial statements as presented.
Other Financial Matters	None.
<b>Legal Matters</b>	
Ownership of Calhoun Monument	Mr. Waldron provided a general update, no action was taken.
Insurance Information Regarding Alcohol at Community Events	Mr. Waldron provided an update. T. Charles Wilson has confirmed the District is properly insured for these events.
Update on Debt Refinancing	Mr. Waldron provided the Board with a general update. The Board engaged in discussion regarding the refinancing of debt. Following discussion, the Board approved moving forward with the refinancing and service plan amendment process.
Discussion Regarding Calling a November Election	The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board determined that an Election in November 2015 was not necessary.

Other Legal Matters

None.

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Mr. Waldron provided the Board with an update, no action was taken.

**Directors' Items**

CLA Transfer Costs

The Board engaged in general discussion. Following discussion, the Board determined to request credit from January through March to bring the account balance to zero.

Other Director Items

The Board engaged in general discussion regarding the newsletter and noted some residents are not getting email blasts. The Board determined that the Website committee would look into the problem and propose recommendations.

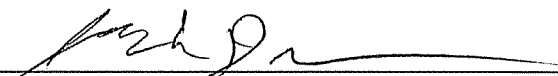
**Other Business**

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

