

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 13, 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; Kimberly Armitage, YMCA 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

Several member of the public were in attendance and voiced concerns regarding general upkeep in the neighborhood, native mowing, replacement of trees, obnoxious weeds, and the maintenance of the native strip on Ider.

Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:

Consent Agenda

- a. Approve June 11, 2015 Regular and Special Meeting Minutes
- b. Approve Claims Payable – Check Nos. 1464-1509, in the amount of \$217,665.49
- c. Approve and Ratify Covenant Enforcement Committee Recommendations – None
- d. Approve and Ratify Architectural Review Committee Recommendations – None
- e. Approve Work Order No. 6 to COX Contract for Mainline Excavation between the amount of \$900.00-\$1,100.00
- f. Approve Work Order No. 7 to COX Contract for Re-seeding in the amount of \$800.00
- g. Approve Work Order No. 8 to COX Contract for 6051 Irvington Court Cut-Through in the amount of \$150.00
- h. Approve Work Order No. 9 to COX Contract to fill sink hole at NW end of Powhaton in the amount of \$200.00
- i. Ratify LINX Proposal for Netbox System in the amount of \$4, 446.63
- j. Ratify Agreement with Moody's Investors Service for Rating Services
- k. Accept May 31, 2015 Financial Statements
- l. Ratify Amendment No. 1 to Intergovernmental Agreement with Arapahoe County Regarding 2015 Grant of Arapahoe County Open Space Program Funds
- m. Ratify Engagement of Kutak Rock as Bond and Disclosure Counsel for 2015 Bonds

Landscape Maintenance

Landscape Maintenance Report

Mr. Deupree and Mr. Cox reviewed the Landscape Maintenance Report with the Board. Mr. Cox informed the Board that owing to several unanticipated and irregular weather events, landscaping is running behind schedule and COX is increasing their staff hours for the community.

Review Water Tracking Report

The water tracking report was reviewed with the Board. The Board asked the landscape committee to review if watering native grasses is necessary.

Consider Work Orders

Several Work Order proposals were presented to the Board for consideration. Following discussion upon motion duly made

and seconded, the Board approved the mulching proposal in the amount of \$5,150.00 and approved the proposal for the clubhouse parking lot to be striped and sealed in an amount not to exceed \$5,500.00.

The Board also discussed the proposal for fence staining. Following discussion, the Board instructed legal counsel to draft a resolution to adopt an amendment to the guidelines regarding the fence staining and setting out the approved paint colors.

Discuss Motor Court Options

The Board engaged in discussion regarding motor court options. Following discussion, upon motion duly made and seconded, the Board unanimously approved snow removal on the same schedule and frequency as the City of Aurora's.

Other Landscape Maintenance

The Board engaged in discussion regarding the plant audit. Following discussion, the Board requested Director Deupree to review and to make recommendations at the next meeting of the Board.

Recreation/Community Activities/Programming

Director Jenkins and Ms. Armitage reviewed the Clubhouse/Pool Operations Report with the Board.

Review Proposal for Replacement of Pool Lights

The Board engaged in discussion regarding the proposal for the replacement of pool lights. Following discussion, the Board determined to obtain a rebid for the replacement of the pool lights.

Other Recreation/Community Activities/Programming

None.

Property Management Committee Report

District Management Report

Ms. Borisov reviewed the District Management Report with the Board.

Other District Management

None.

Financial Report/ Financial Matters

Review and Accept June 30, 2015 Financial Statements

Mr. Gonzales reviewed the June 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.

Legal Matters

Discuss AMLI Property
Conveyance

The Board engaged in general discussion. No action was taken.

Consider Approval of First
Amendment to
Intergovernmental
Agreement with the City of
Aurora

Mr. Waldron presented the First Amendment to the Intergovernmental Agreement with the City of Aurora to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the amendment.

Update on Debt Refinancing

Mr. Waldron provided the Board with a general update. The Board engaged in discussion regarding the refinancing of debt.

Other Legal Matters

None.

Directors' Items

Other Directors Items

The Board was presented with a YMCA update. The Board engaged in discussion regarding the extension and lease agreement.

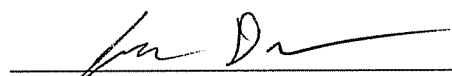
Other Business

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