

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 8, 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; Jerry Maness, COX Landscaping, Inc. 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

The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

Public Comment	<p>Several member of the public were in attendance and voiced concerns regarding noxious weeds and extending the pool season.</p> <p>Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:</p>
Consent Agenda	<ol style="list-style-type: none"> <li>a. Approve September 9, 2015 and September 24, 2015 Special Meeting Minutes</li> <li>b. Approve Claims Payable – Check Nos. 1528-1547, in the amount of \$119,825.34</li> <li>c. Accept Water Usage Tracking Report</li> <li>d. Approve and Ratify Covenant Enforcement Committee Recommendations – None</li> <li>e. Approve and Ratify Architectural Review Committee Recommendations – None</li> <li>f. Approve Work Order No. 10 to COX Contract for Irrigation Mainline Repair between the amount of \$900.00-\$1,200.00</li> <li>g. Approve Work Order No. 11 to COX Contract for Vole Abatement Treatment in the amount of \$500.00</li> <li>h. Approve Work Order No. 12 to COX Contract for 2015 Plant Audit Improvements in the amount of \$34,175.00</li> <li>i. Accept July 31, 2015 Financial Statements</li> <li>j. Approve Independent Contractor Agreement with Asphalt Coatings Company, Inc. for Sealcoating</li> <li>k. Approve Independent Contractor Agreement with Summit Management and Consulting, LLC for District Management Services</li> <li>l. Approve Termination of Independent Contractor Agreement with Summit Association Management</li> </ol>
<b>Landscape Maintenance</b>	
Landscape Maintenance Report	Mr. Deupree and Mr. Maness reviewed the Landscape Maintenance Report with the Board. Mr. Maness informed the Board that the native mowing is complete and that twenty-seven (27) trees will be replaced in November 2015.
Work Orders and Proposals	None.
Holiday Lighting	A proposal for Holiday Lighting was presented to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the proposal.
Bowman Consulting Grading Plan	The Bowman Consulting grading plan was presented to the Board for consideration. Following discussion, the Board deferred the plan until Spring of 2016.

Weed Control Plan for 2016 – Native Areas and Open Space	A weed control plan for 2016 was discussed with the Board. It was determined that the landscape committee would review the landscape proposals and contracts and make recommendations to the Board.
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Other Landscape Maintenance	None.
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**Recreation/Community  
Activities/Programming**

Clubhouse/Pool Operations Report	Director Jenkins and Ms. Armitage reviewed the Clubhouse/Pool Operations Report with the Board and gave a general update.
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Work Orders/Proposals	A proposal from Texacraft for new tables and chairs in the amount of \$3,483.20 was presented to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the purchase of the tables and chairs.
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2016 Swim Waiver	Ms. Armitage presented and discussed with the Board the 2016 Swim Waiver. Following discussion, upon motion duly made and seconded, the Board authorized the purchase of fobs to identify minors with signed waivers on file.
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Other Recreation/Community Activities/Programming	The Board engaged in discussion regarding pool lights and shade structures. Following discussion, the Board asked the committee to review options for both issues.
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**Property Management  
Committee Report**

District Management Report	Ms. Borisov reviewed the District Management Report with the Board.
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Consider Approval of Revisions to Residential Improvement Guidelines and Site Restrictions	Ms. Borisov presented the revisions to the Residential Guidelines and Site Restrictions to the Board for consideration. Following discussion, the Board determined to defer the approval until the next meeting so that the committee could review and prepare further revisions, if needed.
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Update on Collections	A general update was presented to the Board. No action was taken.
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Other District Management	None.
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**Financial Report/  
Financial Matters**

Review and Accept August	Mr. Gonzales reviewed the August 31, 2015 Financial
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31, 2015 Financial  
Statements

Statements with the Board. Following discussion, upon motion duly made and seconded, the Board accepted the financial statements as presented.

Discussion Regarding 2016  
Budget Process

Mr. Gonzales discussion the 2016 Budget process with the Board. No action was taken.

Other Financial Matters

None.

### **Legal Matters**

Update on Acceptance of  
Motor Court from Elacora

The Board engaged in general discussion. Following discussion, the Board determined to defer acceptance until construction is completed.

Discuss 2016 ACOS Grant  
Process

The Board engaged in general discussion. Mr. Waldron noted that general counsel is meeting with City staff next week.

Other Legal Matters

None.

### **Directors' Items**

Meeting Schedule

The Board engaged in general discussion regarding new meeting times. Following discussion, upon motion duly made and seconded, the Board determined to start Work Session/Special meetings at 6:15 P.M. and Regular meetings at 6:45 P.M.

Website

It was noted that the committee is reconstituting and will be providing recommendations in early 2016

### **Other Business**

The Board noted that a Community Meeting is scheduled for October 22, 2015, at 6:00 P.M. and that the parking lot will be seal-coated causing people to park in the school lots. The Board also noted that the District's Budget Hearing is scheduled for November 12, 2015, at 6:15 P.M.

### **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 10<sup>th</sup> day of December, 2015.