

WHEATLANDS METROPOLITAN DISTRICT

Special Meeting

Wheatlands Clubhouse - 6601 S. Wheatlands Parkway, Aurora, Colorado
December 10, 2015 – 6:45 p.m.

Jack Lent, President	Term to May 2018
Rob Jenkins, Vice President	Term to May 2016
Josh Deupree, Secretary	Term to May 2016
Mike Dempsey, Treasurer	Term to May 2018
Richard Tashma, Assistant Secretary	Term to May 2016

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board. (5 minutes)
 - a. Approve October 8, 2015 Regular and Special Meeting Minutes and October 22, 2015 Special Meeting Minutes
 - b. Approve Claims Payable in the amount of \$193,451.00 represented by check nos. 1548-1589
 - c. Accept Water Usage Tracking Report
 - d. Approve and Ratify Covenant Enforcement Committee Recommendations
 - e. Approve and Ratify Architectural Review Committee Recommendations
 - f. Accept September 30, 2015 Financial Statements
 - g. Approve Special District Disclosure Pursuant to § 32-1-809 C.R.S.
 - h. Ratification/Approval of 2014 Annual Report
 - i. Approve Amended and Restated Collections Resolution
 - j. Approve May 2016 Election Resolution
6. Landscape Committee Report (15 minutes)
 - a. Landscape Maintenance Report
 - b. Work Orders and Proposals
 - c. Weed Control Plan for 2016 – Native Areas and Open Space
 - d. Detention Pond Maintenance
 - e. Other Landscape Maintenance
7. Recreation/Community Activities/Programming Committee Report (15 minutes)
 - a. Clubhouse/Pool Operations Report
 - b. Work Orders/Proposals
 - c. Other Recreation/Community Activities/Programming

8. Property Management Committee Report (15 minutes)
 - a. District Management Report
 - b. Consider Approval of Revisions to Residential Improvement Guidelines and Site Restrictions:
 - i. Adopting an Approved Color Palette for Two and Three Rail Fences
 - ii. Revising the Plant Palette
 - c. Other District Management
9. Financial Report/Financial Matters (15 minutes)
 - a. 2015 Budget Amendment Hearing/Adoption of Resolution to Amend 2015 Budget
 - b. 2016 Budget Hearing/Adoption of Budget Resolution
 - c. Review and Approve Auditor Proposal for 2015 Audit
 - d. Review and Approve Marchetti and Weaver, LLC Engagement Letter
 - e. Other Financial Matters
10. Legal Matters
 - a. Review and Approve 2016 Annual Administrative Resolution
 - b. Review and Approve White Bear Ankele Tanaka & Waldron Engagement Letter
 - c. Discuss Park Master Plan and Consider Authorizing a Grant Application
 - d. Discuss Aurora Regional Improvement Authority and Proposed Improvements
 - e. Other Legal Matters
11. Directors' Items
 - a. Other Director Items
12. Executive Session Pursuant to Section 24-6-402(4)(b) and (e) to Consult with the Attorney on Specific Legal Questions and to Develop Negotiating Positions, Strategy, and Instruct Negotiators Regarding the YMCA Ground Lease
13. Other Business
 - a. Next Meeting:
14. Adjournment