

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 11, 2016, at 6:45 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:

Mike Dempsey
Rob Jenkins
Josh Deupree
Richard Tashma

Director Lent was absent from the meeting and his absence was deemed excused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Kimberly Armitage, YMCA; Kevin Cox, COX Landscaping, Inc. and Elli Lobach, Grand Peaks.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called 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	None.
Consent Agenda	<p>Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:</p> <ol style="list-style-type: none"> Approve December 10 Special Meeting Minutes Approve Claims Payable in the amount of \$162,160.02 represented by check nos. 1589-1638 Approve and Ratify Covenant Enforcement Committee Recommendations – None Approve and Ratify Architectural Review Committee Recommendations – None Accept Preliminary December 31, 2015 Financial Statements Consider and Approve Contract Addendum with Fix8Media for Website Design/Development Approve Resolution Designating the District’s 24-Hour Posting Location

Landscape Maintenance

Landscape Maintenance Report	Mr. Deupree and Mr. Cox reviewed the Landscape Maintenance Report with the Board. The Board engaged in discussion regarding snow and ice removal, the seeding/shrub project and trash removal.
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Work Orders and Proposals	<p>The Board discussed landscaping along E. Calhoun Drive. Ms. Borisov will work with Mr. Cox on a proposal.</p> <p>Mr. Cox also presented the Board with a work order proposal for cut-through renovations in an amount of \$5,800.00. Following discussion, upon motion duly made and seconded, the Board approved the proposal.</p>
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2016 Weed Control Plan	The Board engaged in general discussion. No action was taken.
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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	Ms. Armitage presented the Board with proposals for interior painting of the clubhouse. The Board engaged in general discussion and asked that Ms. Armitage review the proposals and provide a recommendation to the committee.
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Ms. Armitage presented the Board with bids for pool light

replacements. Following discussion, the Board deferred the bids.

Ms. Armitage presented the Board with options for pool shades. Following discussion, upon motion duly made and seconded, the Board authorized the committee to approve a pool shade option in an amount not to exceed \$10,000.00

Winter Pool Inspection The Board engaged in general discussion. No action was taken.

Other Recreation/Community Activities/Programming The Board authorized the YMCA to use the A-frame sign to advertise the youth sports programs.

Property Management Committee Report

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

Consider Approval of Contract Addendum with Waste Management for Clubhouse Dumpster Ms. Borisov presented the Board with a Contract Addendum with Waste Management for a Clubhouse Dumpster for consideration. Following discussion, the Board deferred the addendum.

Detention Pond Maintenance Proposal from Bowman Vision Land Ms. Borisov presented the Board with a proposal from Bowman Vision Land for detention pond maintenance analysis for consideration. Following discussion, upon duly made and seconded, the Board approved the proposal in an amount not to exceed \$1,500 for the three (3) detention ponds.

Collections Update Ms. Borisov gave a general update.

Other District Management The Board authorized Ms. Borisov to put placards on the mail kiosks prohibiting unauthorized postings.

Financial Report/ Financial Matters

Status of 2015 Audit Mr. Gonzales gave a general update on the status of the 2015 audit.

Update on Series 2015 Cost of Issuance Mr. Gonzales reviewed the Cost of Issuance with the Board.

Other Financial Matters The Board discussed restrictions on the park and revenue funds. The Board determined to allocate funds to capital replacement reserves.

Legal Matters

Update on Aurora Regional Improvement Authority and Proposed Improvements The Board engaged in general discussion.

Update on Grand Peaks
Apartment Project

An update was given to the Board. The Board engaged in general discussion regarding the maintenance of the E. Calhoun Drive tree lawn adjacent to PA-6 and the E. Calhoun Drive Monument.

Ms. Lobach addressed the Board regarding the park and recreation fee for the apartment units. Following discussion, upon motion duly made and seconded, the Board determined the park and recreation fee for apartment units would be set at twenty dollars (\$20.00) per month, per unit subject to an agreed upon inflation.

Other Legal Matters

None.

Directors' Items

Other Director Items

Director Tashma addressed the Board. After six years of service he decided to serve the community in other ways and resigned from the Board.

**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**

The Executive Session was not needed.

Other Business

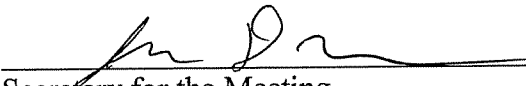
The next regular Board meeting will be held on April 14, 2016 at 6:45 P.M.

The Board discussed the website maintenance contract and authorized the committee to award the contract in an amount not to exceed \$175.00 per month.

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 14th day of April, 2016.