

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 14, 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:

Jack Lent  
Mike Dempsey  
Rob Jenkins  
Josh Deupree  
Paulette Martin

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, General Counsel; Irene Borisov, Summit Management and Consulting, District Manager; Paden Brown, YMCA; Kevin Cox, COX Landscaping, Inc. and Rick Gonzales, Marchetti & Weaver, District Accountant.

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.

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 February 11, 2016 Regular Meeting Minutes and March 31, 2016 Special Meeting Minutes
- b. Approve Claims Payable in the amount of \$154,048.59 represented by check nos. 1639-1674
- c. Accept Water Usage Tracking Report
- d. Approve and Ratify Covenant Enforcement Committee Recommendations – None
- e. Approve and Ratify Architectural Review Committee Recommendations – None
- f. Accept February 2016 Financial Statements
- g. Approve Work Order No. 13 to COX Contract for Re-Seeding Native Land in the amount of \$10,475.00
- h. Approve Work Order No. 14 to COX Contract for Various Cut-Through Renovations in the amount of \$5,800.00
- i. Approve Work Order No. 15 to COX Contract for Path Repair at the Clubhouse in the amount of \$813.75
- j. Approve Work Order No. 16 to COX Contract for Vole Abatement Treatment in the amount of \$500.00
- k. Approve Work Order No. 17 to COX Contract for Snow Plow Pile Removal at the Clubhouse and on Wheatlands Parkway in the amount of \$665.00
- l. Approve Work Order No. 6 to Bowman Vision Land Contract for Annual Inspection of Stormwater Detention Ponds in the amount of \$1,300.00
- m. Consider and Approve Amended and Restated Resolution Concerning the Imposition of a Park and Recreation Fee
- n. Consider and Approve Fourth Amendment to Ground Lease - YMCA

## Landscape Maintenance

### Landscape Maintenance Report

Mr. Deupree and Mr. Cox reviewed the Landscape Maintenance Report with the Board. It was noted that pruning of ornamental grasses will begin this week and that weed spraying and fertilization will occur the week of April 25<sup>th</sup>. Mr. Cox also noted that aeration has been completed and that tree pesticides will be applied in May.

### Work Orders and Proposals

Mr. Cox discussed a work order for flowers with the Board. Following discussion, upon motion duly made and seconded, the Board approved the proposal. It was noted that additional proposals are being reviewed by the landscape committee.

### 2016 Weed Control Plan

The Board engaged in general discussion. The landscape committee is to provide a recommendation.

### Other Landscape

The Board engaged in general discussion regarding snow

Maintenance removal after the last snow storm.

**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.

Work Orders/Proposals Ms. Armitage presented the Board with a proposal for corner guards for consideration. The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board approved the 6 foot corner guards and their installation.

Pine Ridge Pool Rental (May 25 and June 15) The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board authorized the committee to approve, subject to discussion with the YMCA about availability of other pools for residents.

Other Recreation/Community Activities/Programming None.

**Property Management  
Committee Report**

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

Collections Update Ms. Borisov gave a general update.

Other District Management The Board requested that the committee strictly enforce the front yard tree standards.

**Financial Report/  
Financial Matters**

Discuss Status of 2015 Audit Mr. Gonzales gave a general update on the status of the 2015 audit and noted that it is almost complete.

Consideration of Automated Bill Pay Consideration of automated bill pay was deferred.

Discuss Fund Categories The Board engaged in general discussion and determined to defer discussion of fund categories.

Other Financial Matters None.

**Legal Matters**

Update on Aurora Regional Improvement Authority and An update was given to the Board.

## Proposed Improvements

Update on Grand Peaks  
Apartment Project –  
Consider Approval of  
Cooperation Agreement and  
Execution of Termination  
Agreements

The Board engaged in discussion. Following discussion, upon motion duly made and seconded, the Board authorized the committee chair to approve the final form and to execute the agreement.

Review and Consider  
Proposals for Management  
Services and Interview  
Selected Firms for 2016-  
2017 Facility Management  
Services

It was noted that a decision was made at the April 12, 2016 special meeting. A general update was given on the transition. Following discussion, upon motion duly made and seconded, the Board authorized the chair of the finance committee to approve and execute the final form of the agreement.

Other Legal Matters

None.

## Directors' Items

Review State of the Metro  
District and Update on  
District Matters

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

Discuss Committee  
Assignments and Roles and  
Responsibilities

The Board reviewed the committee assignments and made a few changes. Director Martin was assigned to the website committee. The Board also determined to create a transition committee, assigning Director Martin as the chair and Director Dempsey to the committee.

Other Director Items

None.

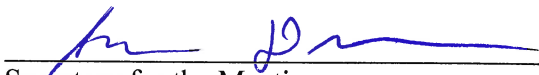
## Other Business

The next regular Board meeting will be held on June 9, 2016 at 6:45 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 9<sup>th</sup> day of June, 2016.