

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 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:

Jack Lent  
Josh Deupree  
Paulette Martin

All Director absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, general counsel; Kimberly Armitage and Lori Walker, YMCA; Kevin Cox, COX Landscaping, Inc.; Rick Gonzales, Marchetti & Weaver, LLC, District accountant and Susie Ellis, Community Preservation Specialists, Inc.

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.

Presentation by David  
Willman for Cherry Creek  
School District

Mr. Willman presented during the special meeting, held at 6:15 P.M.

Consent Agenda

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

- a. Approve June 9, 2016 Regular and Special Meeting Minutes and June 23, 2016 Special Meeting Minutes
- b. Approve Claims Payable in the amount of \$240,383.16 represented by check nos. 1709-1711
- 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 June 2016 Financial Statements
- g. Approve Work Order No. 19 to COX Contract for Tree Install on Calhoun #1 in the amount of \$5,107.50
- h. Approve Work Order No. 20 to COX Contract for Tree Install on Calhoun #2 in the amount of \$6,975.00
- i. Approve Work Order No. 21 to COX Contract for Shrub Install on the northwest corner of Ider and Wheatland in the amount of \$1,153.75
- j. Approve Work Order No. 22 to COX Contract for Wood Mulch in the streetscape beds along Wheatlands Parkway in the amount of \$5,253.00
- k. Consider Approval and Ratification of Termination of Independent Contractor Agreement with Summit Management & Consulting, LLC
- l. Consider Approval and Ratification of Independent Contractor Agreement with YMCA for Property Management Services
- m. Consider Approval and Ratification of Final Grant Report to Arapahoe County
- n. Consider Approval and Ratification of Independent Contractor Agreement with Community Preservation Specialists, Inc. for Covenant Enforcement and Architectural Review Services
- o. Consider Approval and Ratification of Independent Contractor Agreement with American Conservation and Billing Solutions, Inc. (AMCOBI) for Utility Billing Services

Election of Officers

The Board determined to table/defer this agenda item.

**Landscape Maintenance**

Landscape Maintenance Report	Mr. Cox reviewed the Landscape Maintenance Report with the Board.
Work Orders and Proposals	Mr. Cox discussed work orders #212 and #213. Following discussion, upon motion duly made and seconded, the Board approved both work orders.  Mr. Cox also discussed a work order for tree replacement. Following discussion, upon motion duly made and seconded, the Board approved the tree replacement in an amount up to the budgeted amount, plus an additional \$25,000.
2016 Weed Control Plan	The Board engaged in general discussion. No action was taken.
Other Landscape Maintenance	Mr. Cox provided an update on the irrigation leaks and ET monitoring.
<b>Recreation/Community Activities/Programming</b>	
Clubhouse/Pool Operations Report	Ms. Armitage reviewed the Clubhouse/Pool Operations Report with the Board and gave a general update. She noted that phone lines have been installed and that office hours will begin soon.
Work Orders/Proposals	Ms. Armitage presented the Board with a proposal for a bounce house. Following discussion, upon motion duly made and seconded, the Board approved the proposal in an amount not to exceed \$5,000.
Other Recreation/Community Activities/Programming	None.
<b>Property Management Committee Report</b>	
District Management Report	Ms. Armitage reviewed the District Management Report with the Board.
Other District Management	None.
<b>Covenant Enforcement/Design Review</b>	
Report/Update from Community Preservation Specialists, Inc.	Ms. Ellis presented a detailed report to the Board.
Norris Design Fees	The Board engaged in general discussion regarding the fee increase from Norris.

**Financial Report/  
Financial Matters**

Discuss Fund Categories	The Board determined to defer discussion of fund categories.
Discuss Preliminary AV	Mr. Gonzales discussed the 2016 preliminary assessed valuation with the Board.
Discussion Regarding August Late Fee Assessment	The Board engaged in general discussion regarding the August late fee assessment. Following discussion, upon motion duly made and seconded, the Board approved a two (2) month waiver of late fees.
Other Financial Matters	It was noted that Mr. Gonzales will provide a draft 2017 budget to the Finance Committee.

**Legal Matters**

Update on Aurora Regional Improvement Authority and Proposed Improvements	The Board engaged in general discussion. No action was taken.
Update on Grand Peaks Apartment Project	Mr. Waldron gave a general update.
Update on YMCA Project	Mr. Waldron gave a general update.
Discuss Next Steps on Park Master Plan	The Board determined to table this agenda item.
Update on Discussions with the City Regarding Landscape Maintenance Responsibilities	Mr. Waldron gave a general update.
Collections Update	Mr. Waldron gave a general update.
Other Legal Matters	None.

**Directors' Items**

Meeting Schedule	The Board engaged in general discussion. No action was taken.
Committee Assignments	The Board determined to defer this agenda item.
Other Director Items	The Board engaged in general discussion regarding the process for filling the Board vacancy.

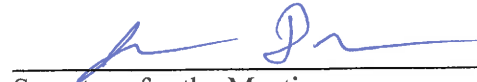
**Other Business**

Next Regular Meeting	The next regular meeting will be held October 13, 2016.
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## 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.



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Secretary for the Meeting

The foregoing minutes were approved on the 13<sup>th</sup> day of October, 2016.