

## WHEATLANDS METROPOLITAN DISTRICT

### Regular Meeting

Wheatlands Clubhouse - 6601 S. Wheatlands Parkway, Aurora, Colorado

December 8, 2016 – 6:45 p.m.

---

Jack Lent, President	Term to May 2018
VACANT, Vice President	Term to May 2020
Josh Deupree, Secretary	Term to May 2020
Mike Dempsey, Treasurer	Term to May 2018
Paulette Martin, Assistant Secretary	Term to May 2020

---

### NOTICE OF REGULAR 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 13, 2016 Regular and Special Meeting Minutes
  - b. Approve Claims Payable in the amount of \$712,329.17 represented by bills paid since the last approval, from October 5, 2016 through November 30<sup>th</sup>
  - c. Accept Water Usage Tracking Report
  - d. Approve and Ratify Covenant Enforcement Committee Recommendations
  - e. Approve and Ratify Architectural Review Committee Recommendations
  - f. Accept October 31 Financial Statements
  - g. Consider Approval of Resolution Regarding the Processing & Collection of Delinquent Fees and Charges
  - h. Consider Approval of 2017 Annual Administrative Resolution
  - i. Consider Approval of Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
  - j. Consider Approval of Map Filing Pursuant to § 32-1-306, C.R.S.
  - k. Consider Authorization for Custom Drill Seeding in Spring of 2017 on Tract D, Filing No. 3
6. Landscape Maintenance (15 minutes)
  - a. Landscape Maintenance Report
  - b. Work Orders and Proposals
  - c. 2017 Weed Control Plan
  - d. Landscape Maintenance Responsibilities - Update
  - e. Other Landscape Maintenance
7. District Management and Operations (15 mins)
  - a. District Management Report
  - b. Clubhouse/Pool Operations
  - c. Community Activities/Programming
  - d. Work Orders and Proposals
  - e. Other Management and Operations

8. Covenant Enforcement/Design Review (10 mins)
  - a. Report/Update from Community Preservation Specialists, Inc.
  - b. Consider Revisions to Residential Improvement Guidelines and Site Restrictions
  - c. Other Covenant Enforcement/Design Review
9. Financial Report/Financial Matters (15 minutes)
  - a. Consider Dazzio & Associates, P.C. Engagement Letter for Auditor Services
  - b. 2016 Budget Amendment Hearing/Adoption of Resolution to Amend 2016 Budget
  - c. 2017 Budget Hearing/Adoption of Budget Resolution
  - d. Collections Update
  - e. Other Financial Matters
10. Legal Matters
  - a. Discuss Proposals and Consider Engagement of Architect for Park Master Plan
  - b. Discuss and Consider Approval of Authority Establishment Agreement for Aurora Recreation Authority
  - c. Other Legal Matters
11. Directors' Items
  - a. Board Vacancy
  - b. Other Director Items
12. Other Business
  - a. Next Meeting: February 9, 2017
13. Adjournment