

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: February 9, 2017, 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

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Kimberly Armitage and Lori Walker, 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, as amended.

Public Comment

There was a comment made regarding progress on the recreation center and access roads.

Consent Agenda

Upon motion duly made and seconded, the Board unanimously

approved all items on the consent agenda as follows:

- a. Approve December 8, 2016 Regular and Special Meeting Minutes
- b. Approve Claims Payable in the amount of \$207,833.96 represented by bills paid since the last approval, from November 30th through February 3, 2017
- 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 December 31, 2016 Financial Statements
- g. Consider Adoption of Resolution Designating a 24-Hour Posting Location
- h. Consider Ratification of Independent Contractor Agreement with Architerra Group, Inc. for Master Planning Services – Wheatlands Park
- i. Consider Ratification of Authority Establishment Agreement between Wheatlands MD and High Plains MD
- j. Consider Ratification of Engagement of SpencerFane as Special Counsel
- k. Consider Approval First Amendment to Independent Contractor Agreement (Pool Maintenance and Staffing)

Landscape Maintenance

Landscape Maintenance Report	Mr. Cox reviewed the Landscape Maintenance Report with the Board.
Work Orders and Proposals	<p>Mr. Cox presented the Board with a proposal for irrigation repairs in the amount of \$2,224.76. Following discussion, upon motion duly made and seconded, the Board approved the proposal.</p> <p>It was noted that the winter watering proposal will be approved by the Landscape Committee.</p>
2017 Weed Control Plan	This agenda item was deferred.
Consider Renewal/Extension of COX Landscaping Services, LLC Contract	Mr. Cox presented the Board with a renewal/extension of the COX Landscaping Services, LLC Contract. Following discussion, upon motion duly made and seconded, the Board approved the renewal and extension of the contract.
Discuss Isolation of Irrigation and Landscape Maintenance	Ms. Armitage and Mr. Cox provided an update. Following discussion, the Board authorized Ms. Armitage to send letters to the affected property owners, subject to review by the Landscape Committee.
Other Landscape Maintenance	The Board determined that the District would cover the cost to blanket the cut throughs after they are drill seeded.

District Management and Operations

District Management Report	Ms. Armitage and Ms. Walker presented and discussed the report with the Board. No action was taken.
Clubhouse/Pool Operations	Ms. Armitage and Ms. Walker provided a general update. The Board engaged in general discussion. No action was taken.
Community Activities/Programming	Ms. Armitage and Ms. Walker provided a general update. The Board engaged in general discussion. No action was taken.
Work Orders and Proposals	Ms. Armitage and Ms. Walker presented the Board with proposals for new tables and chairs for the clubhouse for consideration. Following discussion, upon motion duly made and seconded, the Board approved the proposal for tables in the amount of \$199.99 per table and the proposal for chairs in the amount of \$22.25 per chair. The Board also authorized the disposal of the existing excess tables and chairs at the discretion of the manager.
Other Management and Operations	<p>The Board engaged in discussion of creating a competitive swim team. Following discussion, upon motion duly made and seconded, the Board approved the creation of the team.</p> <p>The Board asked Ms. Armitage to prepare an email blast to all property owners regarding the mill levy reduction, to be approved by the Finance Committee.</p>

Covenant Enforcement/Design Review

Report/Update on Covenant Enforcement/Design Review	A report and update was provided to the Board. No action was taken.
Other Covenant Enforcement/Design Review	<p>It was noted that the link to the covenant enforcement information on the District's website is not working.</p> <p>The Board directed management to review the ARC submittal process to see if the process may be made easier for applicants.</p>

Financial Report/Financial Matters

Collections Update	A general update was presented. No action was taken.
Other Financial Matters	Mr. Gonzales provided an update on the District's 2016 audit.

Legal Matters

Consider Ninth Amendment	Mr. Waldron presented the Ninth Amendment to the Ground
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to Ground Lease	Lease to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the amendment with a six (6) month extension.
Discuss Correspondence from Grand Peaks	The Board engaged in general discussion regarding the correspondence from Grand Peaks regarding the name for the apartment community. The Board determined the name, "Arête Apartments", was acceptable.
Consider Appointment of the Board Members to the Park and Recreation Authority	The Board engaged in general discussion regarding the appointment of Board members to the Park and Recreation Authority. Following discussion, upon motion duly made and seconded, the Board appointed Director Lent and Director Martin to the Board of the Authority.
Other Legal Matters	Mr. Waldron provided an ARI update to the Board.

Directors' Items

Board Vacancy	The Board discussed implementing a policy of having potential Board members attend three meetings in a row before the Board will consider appointment. Following discussion, upon motion duly made and seconded, the Board approved the policy.
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Meeting Schedule	The Board engaged in general discussion regarding the District's 2017 meeting schedule. Following discussion, upon motion duly made and seconded, the Board determined they would hold regular meetings at 7:00 P.M. on the second Thursday of every other month, following a work session/special meeting scheduled to be held at 6:00 P.M.
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Other Director Items	None.
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Other Business	The next regular Board meeting is scheduled for April 13, 2017, at 7:00 P.M.
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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.
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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 13th day of April, 2017.