

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS OF  
WHEATLANDS METROPOLITAN DISTRICT

Held: February 9, 2017, at 6:15 p.m., at 6601 S. Wheatlands  
Parkway, Aurora, Colorado.

Attendance

A special 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; Rick Gonzales, Marchetti & Weaver, LLC, District accountant; Susie Ellis, Community Preservation Specialists, Inc. and Kevin Cox, COX Landscaping Services, LLC.

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 complaint regarding Community Preservation Specialists and the timely review of ARC applications.
Landscape/Property Management Committee	Mr. Deupree provided a general update. No action was taken.
Covenant Enforcement/Architectural Review Committee	Ms. Ellis reviewed the report with the Board and updated the Board on the ARC, notices and inspections. She presented the Board with the invoices for the repair of the damaged property as well as the testimony from the homeowner who caused the property damage. The property owner admitted to using the damaged area for material and transportation using a wheelbarrow. The property owner noted that the area wasn't in good condition to begin with, but noted he is willing to pay for the damages caused, but would not pay for the poor condition of the area prior to the area begin used/damaged. The Board asked for clarification on the invoice from Mr. Cox and Mr. Cox reviewed the work necessary to restore the damaged area. The Board reviewed photographs of the damage and engaged in discussion regarding the evidence and testimony provided. Following discussion, upon motion duly made and seconded, the Board determined that the COX estimate was fair and reasonable and to accept the amount for the repairs as provided in the letter.
Hearing	Ms. Ellis noted that the property owner who damaged district property had requested a hearing before the Board.
Recreation/Community Activities/Programming	The Board engaged in general discussion and a general update was provided. No action was taken.
Finance Committee/Waste Disposal Contracting Committee	The Board engaged in general discussion. Following discussion, upon motion duly made and seconded, the Board determined to abolish the Waste Disposal Contracting Committee.
Park Committee	A general update was provided. No action was taken.
General	None.
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 13<sup>th</sup> day of April, 2017.