

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 13, 2017, at 7:00 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

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

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

None.

Consent Agenda

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

- a. Approve February 9, 2017 Regular and Special Meeting Minutes
- b. Approve Claims Payable in the amount of \$169,948.25 represented by bills paid since the last approval, from February 23, 2017 through April 4, 2017
- c. Accept Water Usage Tracking Report
- d. Approve and Ratify Architectural Review Committee Recommendations – None
- e. Accept February 2017 Financial Statements
- f. Consider Approval of Landscape Maintenance and Ownership Agreement for East Calhoun Drive Public Improvements with Wheatlands Apartments, LLC
- g. Consider Resolution Approving the South Aurora Regional Improvement Authority Establishment Agreement and Appointing a Representative to the Authority Board
- h. Work Order No. 32 to COX Landscaping Contract for Turf/Native Repairs Behind 6467 So. Kewaunee Way in the amount of \$575.00
- i. Work Order No. 33 to COX Landscaping Contract for Turf/Native Repairs Behind 6477 So. Kewaunee Way in the amount of \$575.00
- j. Work Order No. 34 to COX Landscaping Contract for Irrigation Disconnect in the amount of \$1,010.00

Landscape Maintenance

Work Orders and Proposals

All work orders/proposals were moved to the consent agenda.

Consider Detention Pond Maintenance Bids/Proposals from J3 Engineering

The Board reviewed a bid/proposal from J3 Engineering for detention pond maintenance. Following discussion, upon motion duly made and seconded, the Board approved the bid/proposal in an amount not to exceed \$2,000.

District Management and Operations

Work Orders and Proposals

Wheatlands Clubhouse – Access Control System Upgrade (\$6,850)

Ms. Armitage reviewed the proposal with the Board. Following discussion, the Board determined to defer this agenda item.

Consider Approval of Resident Request to Install Two Pine Trees on District Property

Ms. Armitage and Mr. Cox reviewed the resident request with the Board. Following discussion, upon motion duly made and seconded, the Board denied the request.

Financial Matters

Ms. Armitage noted that builders are having late fees added due to their standard processing times. The Board engaged in discussion regarding waiving late fees on developer vacant lots, as long as payments in full are received within 30 days. Following discussion, upon motion duly made and seconded, the Board approved this policy moving forward.

Following discussion, upon motion duly made and seconded, the Board determined to waive 2 months of late fees for 6497 Kewaunee Way.

Mr. Gonzales noted that the draft audit was complete and undergoing accountant review.

Legal Matters

Consider Authorizing Filing of Second Amendment to the IGA with the City of Aurora

The Board engaged in discussion. Following discussion, upon motion duly made and seconded, the Board approved the filing.

Consider Adoption of Resolution Approving Second Amendment to IGA between the City of Aurora and Wheatlands MD

Mr. Waldron reviewed the Resolution Approving Second Amendment to IGA between the City of Aurora and Wheatlands MD with the Board. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Board Vacancy

The Board engaged in general discussion.

Directors' Items

None.

Other Business

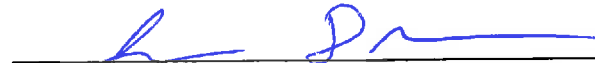
Next Regular Meeting

The next regular Board meeting is scheduled for June 8, 2017, at 7:00 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 8th day of June, 2017.