

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 13, 2017, at 6:00 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

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; 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.

Public Comment

None.

Landscape Maintenance

Landscape Maintenance Report

Ms. Armitage and Mr. Cox reviewed the landscape maintenance report with the Board. Mr. Cox noted that aeration and weed spraying has begun, that the mainline is active with no leaks, that pruning of the shrubs/cleanup will be completed over the next 2 weeks, that native spraying will be beginning soon and that the stop and waste at the park has been repaired.

Other Landscape Maintenance

None.

District Management and Operations

District Management Report

Ms. Armitage and Ms. Walker reviewed the report with the Board.

Clubhouse/Pool Operations

Ms. Armitage and Ms. Walker reviewed a proposal to replace the grates in the baby pool with the Board. Following discussion, upon motion duly made and seconded, the Board approved the proposal in an amount not to exceed \$6,000.

It was noted that the Board would like to consider re-plastering the pools in 2018.

Other Management and Operations

None.

Covenant Enforcement/Design Review

Report/Update on Covenant Enforcement/Design Review

Ms. Ellis provided an update to the Board and noted that enforcement inspections were occurring two (2) times per month. Ms. Ellis reviewed the inspection report with the Board. It was noted that the fence at 6565 S. Harvest will come down and be replaced with a 3-rail fence. It was also noted that the 3-rail fences along the open space should be 2-rail fences.

Update on Review of ARC Submittal Process

The Board engaged in general discussion regarding communication and the general process. It was noted that the website had been updated. It was also noted that the YMCA would begin forwarding all communication that applies to ARC to Ms. Ellis.

Other Covenant Enforcement/Design Review	The Board engaged in general discussion regarding tree replacements, vehicles parking on street and waiver of fines.
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Park and Recreation and Community Activities

Update on Park Master Plan	Mr. Waldron provided the Board with an update.
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Finance Matters

Financial Report	Mr. Gonzales reviewed the financial report with the Board.
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Status of 2016 Audit	Mr. Gonzales provided an update.
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Collections Update	A general update was provided to the Board.
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Other Financial Matters	None.
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Legal Report

Update on Southeast Aurora Regional Improvement Authority	Mr. Waldron provided the Board with an update.
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Status of Claims Regarding Damage to District Property	Mr. Waldron discussed the current status regarding the claim of damage to District property, noting that the amount due has been paid.
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Other Legal Matters	None.
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Directors' Items	None.
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Other Business	None.
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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 8th day of June, 2017.