

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 8, 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; Lori Walker, YMCA; Kevin Cox, COX Landscaping, Inc., Rick Gonzales, Marchetti & Weaver, District accountant, and Susie Ellis, Community Preservation Specialist, Inc.

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.

Election of Officers

Election of Officers was moved to the regular meeting.

Public Comment

Several community members commented on the recent swim meet at the Wheatland's Pool. They noted that trash was not picked up, and that parking was problematic. Ms. Armitage noted the concerns and said they will provide signage for parking and do a better job of monitoring the trash.

It was also requested that there be better communication regarding swim meets, and additional outreach to the community on swim team options and how to join the swim team.

Landscape Maintenance

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted Weed Wranglers will be coming out next week for a follow up weed spray application on the native areas.

Mr. Cox reviewed the Tree Audit and noted that the missing trees could be planted this fall. Following discussion, upon motion duly made and seconded, the Board approved the tree replanting in an amount not-to-exceed \$20,000. It was noted some of these funds could come from the ARI Fund. The committee will work with Cox on the replanting plan.

Other Landscape Maintenance

There was a general discussion regarding the broken stop & waste valve.

District Management and Operations

District Management Report

Ms. Walker reviewed the report with the Board.

Update on Detention Pond Maintenance

Ms. Walker provided the Board an update on the Detention Pond Inspection. She noted J3 will have an inspection report by the end of the month.

Clubhouse/Pool Operations

The Board engaged in a general discussion regarding clubhouse and pool operations.

Other Management and Operations

The Board discussed upcoming social events. Ms. Walker also discussed the status of the punch list for the Elacora site.

Covenant Enforcement/Design

Review

Report/Update on Covenant Enforcement/Design Review

Ms. Ellis provided an update to the Board. Ms. Ellis reviewed the status of the rear yard fences on the Elacora lots. She also noted that there are quite a few areas of dead grass. Mr. Cox commented on winter turf damage. The Board requested that Mr. Cox provide information on turf care for the newsletter.

Other Covenant Enforcement/Design Review

None

Parks, Recreation and Community Activities

Update on Park Master Plan

Mr. Waldron provided an update on the status of the concept plans.

Financial Matters

Financial Report

Mr. Gonzales reviewed the financial report with the Board.

Review 2016 Audit Report

Mr. Gonzales reviewed the status of the 2016 Audit Report with the Board.

Collections Update

A general update was provided to the Board.

Projected Impact of New Residential Assessed Valuation

Mr. Gonzales reviewed the projected impact of the new residential assessment rate with the Board.

Other Financial Matters

The Board discussed the District's commitment to the YMCA Recreation Center project. Following discussion, upon motion duly made and seconded, the Board approved using \$30 per unit in the financial projections.

Legal Report

Update on Southeast Aurora Regional Improvement Authority

Mr. Waldron provided the Board with an update.

Update on Approval of Second Amendment to the IGA with the City of Aurora

Mr. Waldron provided the Board with an update.

Review of 2017 Legislative Session

Mr. Waldron reviewed the 2017 Legislative Session with the Board.

Other Legal Matters

None.

Directors' Items

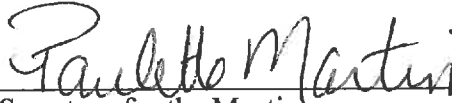
None.

Other Business

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.

A handwritten signature in cursive script, reading "Paulette Martin", written over a horizontal line.

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of August, 2017.