

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 16, 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  
Paulette Martin  
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 and Kimberly Armitage, 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.

Public Comment

None.

### **Landscape Maintenance**

Landscape Maintenance Report

Mr. Cox reviewed the landscape maintenance report with the Board. He noted the water has been off for over a week due to the rain, and weed control is continuing. He also discussed the drainage issues at the park. The Board requested the committee work with Mr. Cox on a solution.

Other Landscape Maintenance

The Board requested a quote to repair the damage caused by Elacora by the model homes.

### **District Management and Operations**

District Management Report

Ms. Walker reviewed the district management report with the Board.

Update on Detention Pond Maintenance

Ms. Walker provided an update on detention pond maintenance and noted a request for bids has gone out.

Update on Elacora Punch List

Ms. Walker discussed the proposed "punch-list" Elacora needs to complete. The Board noted the motor court and trail need to be added to the punch list.

Clubhouse/Pool Operations

The Board engaged in a general discussion regarding clubhouse and pool operations. The Board requested the committee review the current rental charges and propose any changes at the next Board meeting.

Other Management and Operations

None.

### **Covenant Enforcement/Design Review**

Report/Update on Covenant Enforcement/Design Review

Ms. Ellis provided an update to the Board. Ms. Ellis discussed ongoing fencing matters.

Other Covenant Enforcement/Design Review

The residents at 6435 S. Harvest requested to be able to fence in a small district owned parcel. It was noted that the plans show a manhole at this location. Mr. Cox will conduct an inspection and if there are not any manholes or other above-ground improvements at this location, legal counsel is directed to prepare a license agreement to allow the fence to cross District

property.

The resident at 6445 S. Harvest requested a variance to allow a 3-rail fence. After discussion, the Board denied the request.

**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      None.

Collections Update      A general update was provided to the Board.

2018 Budget Process      Mr. Gonzales provided information to the Board regarding the budget process.

Other Financial Matters      None.

**Legal Report**

Update on Southeast Aurora  
Regional Improvement  
Authority      Director Deupree provided the Board with an update.

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.

  
Secretary for the Meeting

The foregoing minutes were approved on the 12<sup>th</sup> day of October, 2017.