

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 12, 2017, at 7:00 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 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 agenda as amended. Following discussion, upon motion duly made and seconded, the Board

approved the agenda, as amended.

Public Comment

None

**Discuss Community
Recreation Center Financing
with GVC Capital**

Kimberly Armitage provided an overview of the financing process and progress to date. Brian Curd from GVC Capital discussed financing options for the community recreation center with the Board.

Consent Agenda

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

- a. Approval of Minutes from August 16, 2017 Work Session, August 16, 2017 Special Meeting and September 14, 2017 Budget Workshop
- b. Approve Claims Payable in the amount of \$273,603.70 represented by payments made from August 12 through October 6, 2017
- c. Accept Water Usage Tracking Report
- d. Approve and Ratify Covenant Enforcement Committee Recommendations - None
- e. Approve and Ratify Architectural Review Committee Recommendations - None
- f. Accept Preliminary Financial Statements for period ended August 31, 2017
- g. Consider Approval of 2018 Annual Administrative Resolution
- h. Consider Approval of Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
- i. Consider Adoption of Resolution Calling May 2018 Election

Landscape Maintenance

Work Orders and Proposals

Ms. Armitage provided an update to the Board regarding the repair of the Elacora damage adjacent to the model homes. The Board requested the landscaping committee work with Ms. Armitage to have the damage repaired.

The Board reviewed a proposal for landscaping at Wheatlands Parkway and Harvest in the amount of \$2100. Upon motion duly made and seconded, the Board unanimously approved the proposal.

Other Landscape

Ms. Armitage noted that Grand Peaks had offered the large “Wheatlands” sign currently located on the East Ottawa Place entrance to the Board. Ms. Armitage will store the sign for the District.

**District Management and
Operations**

Work Orders and Proposals

None

Consider Approval of
Changes to Clubhouse Rental
Charges

Ms. Armitage reviewed the proposed changes. Beginning January 1, 2018, the rental charge would increase to \$25/hour with a minimum of three hours, if security is required, the District will provide the security at the cost of \$20/hour, and if security is required, the rental party will be required to pay the cost of the rental insurance. Upon motion duly made and seconded, the Board unanimously approved the changes to the clubhouse rental policy.

In addition, the Board discussed long-term rentals. The Board would like to continue the policy of “first-come, first served.”

Other Management and
Operations

It was noted that the long term rentals should be first come first serve.

Covenant Enforcement and Design Review

Discuss Fencing at 6325 S.
Harvest – Carolyn Miller

Deferred – as fencing changes were discussed in the special meeting just prior to this meeting.

Discuss Tree Trimming and
Replacement

The Board discussed when to require tree trimming and tree replacement. Upon motion duly made and seconded, the Board unanimously adopted that tree trimming or tree replacement on an owner’s property would be required if the District’s landscape contractor (or other professional, as determined in the Board’s sole discretions) finds, in his or her professional opinion, that a tree should be trimmed or replaced.

Covenant Standards

The Board discussed the current covenant violation policy. After discussion, the Board requested legal counsel revise the policy to impose fines after 10 days and increase the fines to \$50 for the first offence, and \$100 for the second and continuing offenses. Legal counsel will provide a draft policy for the Board’s review at the next Board meeting.

Financial Matters

2017 Budget Amendment
Hearing/Adoption of
Resolution to Amend 2017
Budget

The Board opened the public hearing on the 2017 Budget Amendment. Mr. Waldron noted that notice of the public hearing on posted or published pursuant to Colorado law. After no public comment was made, the hearing was closed.

2018 Budget
Hearing/Adoption of Budget
Resolution

The Board opened the public hearing on the 2018 Budget Amendment. Mr. Waldron noted that notice of the public hearing on posted or published pursuant to Colorado law. After

no public comment was made, the hearing was closed. Mr. Gonzales presented the 2018 budget to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the budget and budget resolution, certified a general fund mill levy of 38.694 mills, and a debt service mill levy of 38.694 and ARI fund mill levy of 1.106 mills.

Consider Approval of
Auditor Proposals for 2017
Audit

Mr. Gonzales presented the Dazzio & Associates, P.C. engagement letter for auditor services to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the engagement.

Other Financial Matters

None.

Legal Matters

Consider Approval of Tenth
Amendment to Ground Lease

The Board reviewed the Tenth Amendment to Ground Lease. After discussion, upon motion duly made and seconded, the Board approved the Tenth Amendment with an extension until November 1, 2018.

Consider Extension No. 2 to
Cox Landscape Maintenance
Agreement

Deferred.

Consider Second
Amendment to independent
Contractor Agreement (Pool
Maintenance and Staffing)

Deferred.

Consider Approval of
Facilities Management
Agreement with YMCA

Deferred.

Directors' Items

Discuss Committee
Assignments and Committee
Process

The Board engaged in a general discussion regarding committee assignments. After discussion, upon motion duly made and seconded, the Board appointed Director Roper as the Chair of the Property Management/Grounds and Covenant Enforcement committees.

Consider Approval of
Website Changes

The website changes were presented to the Board. Following discussion, upon motion duly made and seconded, the Board authorized Ms. Barela to proceed with the changes.

**Consider Appointment to
the Vacancy on the Board
of Directors**

Administer Oath of Office

The Board noted a vacancy currently existed on the Board and that Mr. Roper had expressed his desire to serve on the Board. Upon motion duly made and seconded, the Board appointed Mr. Roper to the Board, for a term ending 2020.

Election of Officers

Director Lent administered Andrew Roper his Oath of Office.

Director Roper was elected as Assistant Secretary/Assistant Treasurer.

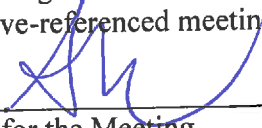
Other Business

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 8th day of November, 2017.