

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: November 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
Paulette Martin
Kathy Barela
Josh Deupree

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

Also present were Clint C. Waldron, Esq. and Trisha K. Harris, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker, YMCA; 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. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as amended.

Public Comment

None.

Discuss Architectural Review and Covenant Enforcement Process and Procedures and Consider Amended and Restated Resolution Concerning Policies, Procedures and Penalties for the Enforcement of the Governing Documents

Director Lent discussed concerns regarding Covenant enforcement and the delay in violations being assessed. Ms. Ellis reviewed the process she is going through for each violation. The Board discussed specific violations with Ms. Ellis. Ms. Ellis noted she did get behind on violations, and that it is taking much longer than her contract allotment. She noted it is impossible to complete the follow-ups and drive the community every two weeks, as she would have to re-inspect and issue new violations in a single drive. Ms. Ellis noted that an eight hour drive requires eight hours of follow ups.

Director Lent noted that the courtesy reminder is no longer being used and the policy is to be strictly followed.

Ms. Ellis noted this should cut down on time.

Following discussion, upon motion duly made and seconded, the Board approved an amendment to Ms. Ellis's contract to add an additional eighteen hours per month. Ms. Ellis is to report to the YMCA and coordinate information to be provided to the Board with the YMCA.

Ms. Harris reviewed the Amended and Restated Resolution Concerning Policies, Procedures and Penalties for the Enforcement of the Governing Documents with the Board. Following discussion, upon motion duly made and seconded, the Board adopted the policy.

The Board requested that Ms. Ellis and the YMCA provide a draft letter to the Community notifying the community of changes to the Enforcement Policy at the next Board meeting.

Directors' Items

Discuss Committee Assignments and Committee Process

Deferred.

Insurance Application for Rental Party Coverage

Following discussion, upon motion duly made and seconded, the Board approved the insurance coverage.

ARI Update

Director Deupree provided an update from the SARIA Board meeting held November 3, 2017. He reviewed the proposed project list including Harvest Road, South Aurora Parkway widening, and Gun Club Road. He noted counsel for the Authority is drafting an ARI Master Plan. He also noted there is ongoing discussion regarding changes to the ARI Mill Levy.

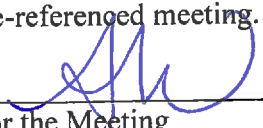
Director Resignation

Director Deupree noted he is moving and will no longer be serving on the Board. The Board accepted his resignation.

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 14th day of December, 2017.