

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 9, 2014 at 6:00 p.m., at 6601 S. Wheatlands
Parkway, Aurora, Colorado

Attendance

A regular 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:

Richard Tashma
Jack Lent
Mike Dempsey
Robert Jenkins
Josh Deupree

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, General Counsel; Kimberly Armitage; YMCA; Irene Borisov, Summit Association Management; Nate Adams, Brickman Group; and Rick Gonzales, Marchetti & Weaver, LLC, District Accountant.

The following residents were in attendance:

Sean McElhaney Pahia

Call to Order

Director Lent noted that a quorum of the Board was present and called the meeting 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 Mr. Waldron presented the proposed agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda, as amended.

Public Comment None.

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

- a. Approve August 14, 2014 Meeting Minutes
- b. Approve Claims Payable represented by Check Nos. 1227-1243 in the amount of \$83,559.78
- c. Accept Landscape Maintenance Report from Brickman
- d. Approve and Ratify Landscape Maintenance Work Orders and Proposals:
 - i) None
- e. Accept Water Usage Tracking Report
- f. Accept Clubhouse/Pool Operations Report
- g. Approve and Ratify Clubhouse/Pool Work Orders and Proposals:
 - i) None
- h. Accept District Operations Report
- i. Approve and Ratify District Operations Works Orders and Proposals:
 - i) Playground Safety Solutions Work Order #1 - \$250.00
- j. Approve and Ratify Covenant Enforcement Committee Recommendations
 - i) None
- k. Approve and Ratify Architectural Review Committee Recommendations
 - i) None
- l. Approval of Independent Contractor Agreement with @YUR Service for General Maintenance Services

Landscape Maintenance

Discuss 2015 Landscape Maintenance Contract

The Board engaged in general discussion regarding the 2015 Landscape Maintenance Contract. No action taken.

The Board discussed the request from the City of Aurora to cut back grasses and trees in site triangles. The Board directed Mr. Adams to continue to work with the City of Aurora.

Other Landscape
Maintenance

Mr. Adams confirmed that water to the sprinklers will be shut off next week.

Clubhouse/Pool Operations

Discuss Increasing
Clubhouse Rental Fees

The Board engaged in general discussion regarding Increasing Clubhouse Rental Fees. Following discussion, upon motion duly made and seconded, the Board authorized the Operations Committee to determine the fee increase with the effective date being January 1, 2015

Other Clubhouse/Pool
Operations

Ms. Armitage noted that the air handlers have been fixed.

District Operations Committee Report

Holiday Lighting

The Board engaged in general discussion regarding holiday lighting. Following discussion, upon motion duly made and seconded (with Director Tashma abstaining), the Board authorized the Operations Committee to purchase holiday lights and complete the necessary electrical work in an aggregate amount not to exceed \$40,000.00, subject to the receipt of final bids and the execution of the necessary contracts.

Other District Operations

The Board directed the manager and counsel to file covenant liens against properties in violation.

Financial Report/ Financial Matters

Review and Consider
Acceptance of Financial
Report

The Board engaged in general discussion regarding the financial report. No action taken.

Other Financial Matters

None.

Legal Matters

Revised Engagement Letter
with White Bear Ankele
Tanaka & Waldron

Deferred.

Other Legal Matters

Mr. Waldron reviewed the collection report with the Board and provided an update on discussions with the City regarding a grant application.

Directors' Items

Consultant Discussion	The Board engaged in general discussion regarding consultants. No action taken.
SDA Conference Expenses	The Board engaged in general discussion regarding SDA Conference Expenses. Following discussion, upon motion duly made and seconded, the Board denied reimbursement of Director Tashma's SDA expenses in the amount of \$1,175.00.
Other Director Items	None.

Other Business

Set Public Hearing on 2015 Budget	<p>The Board confirmed that the Public Hearing on the 2015 Budget will be held on November 13, 2014 at 6:00 p.m.</p> <p>The Board cancelled the regular meeting scheduled for December 11, 2014.</p>
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 11th day of December, 2014.