

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT NO. 2

Held: May 10, 2012 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 No. 2 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:

Steven S. Perry  
Richard Tashma  
Kevin McGlynn

Directors Goldberg and McFarland were absent and unexcused.

Also present were Clint Waldron, Esq., White, Bear & Ankele Professional Corporation, General Counsel; Carrie Bartow, CliftonLarsonAllen, District Accountant; Kimberly Armitage, YMCA; Erica Sandoval, Colorado Management, District Manager; and Nate Adams, Brickman, District landscape contractor.

Call to Order

Director McGlynn 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. After consideration, the Board unanimously approved the agenda, as revised.

Public Comment

None

Consent Agenda

A motion was made and seconded to approve all items on the consent agenda as follows:

- a. Approve April 12, 2012 Regular Meeting Minutes
- b. Ratify Agreement with LINX for Access Control & Video Surveillance System - \$40,839.16
- c. Approve 2012 Landscape Maintenance Contract Additional Pricing - \$23,428
- d. Approve Addendum #1 to 2012 Landscape Maintenance Contract for Trench Repair - \$915
- e. Approve Addendum #2 to 2012 Landscape Maintenance Contract for Sod Repairs - \$1,245
- f. Ratify Trail Easement Release Agreement with Metropolitan Homes

The motion was approved unanimously.

Status of Website

Director Tashma provided the Board with an update on the status of the website. After discussion, the Board requested that Mr. Waldron discuss the status of the website with Ms. Goetz.

Irrigation Water Usage  
Tracking Report

The Board reviewed the report. No additional action was taken.

**Landscape Management**

Review Landscape  
Maintenance Report

Mr. Adams reviewed the Landscape Maintenance Report with the Board. The ET controller system is scheduled to be completed in the next couple of weeks. The delay was caused by the need to install two wireless flow sensors. The flowmeters will also be installed within the next few weeks.

Consider Approval and  
Ratification of Work Orders  
and Repairs

None.

Other Landscape Maintenance	The Board requested Mr. Adams provide pricing for removal of dead trees within the District's maintenance areas. The Board also discussed mulching option and requested Mr. Adams provides pricing for additional rock coverage in mulched areas. The Board requested that the broken PVC pipes on the pool fencing be removed.
<b>Facilities Management</b>	
Review Facilities Management Report	<p>Ms. Sandoval reviewed the Facilities Management Report with the Board.</p> <p>The Board discussed the status of the installation of the access and security system. It was noted that further investigation is needed to determine whether the clubhouse doors will need to be replaced.</p> <p>The Board discussed the wireless system to be installed. A motion was made and seconded to approve an addendum to the LINX contract for installation of cabling for 4 Wireless Access Points and the ordering of an internet switch in a not-to-exceed aggregate amount of \$9,000. The motion was approved unanimously.</p>
Review Work Orders	It was noted that several lights within the monuments are being repaired.
Review and Consider Approval and Ratification of Petty Cash Payables	The petty cash account was reviewed. A motion was made and seconded to ratify and approve the amounts paid. The motion was approved unanimously.
ARC Request	The Board briefly reviewed and discussed the submittal process. Ms. Sandoval will work with Norris design on a process and cost.
Other Facilities Management	<p>Ms. Armitage updated the Board on the status of the pool for opening weekend. She also discussed upcoming activities and events. The Board requested that Ms. Armitage provide all programming and event information to Ms. Sandoval so information can be included in the monthly statements as well as posted to the website.</p> <p>The Board discussed the outcome of the CSU design project and determined to award the top 5 proposals \$50 each.</p>

## **Financial Report/Claims**

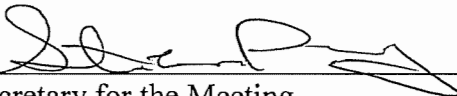
### **Payable/Financial Matters**

Consider Acceptance of Financial Report	Ms. Bartow presented the Board with the March 31, 2012 financial report. A motion was made and seconded to approve the report. The motion was approved unanimously.
Consider Approval and Ratification of Claims Payable	Ms. Bartow presented the Board with the claims payable. A motion was made and seconded to approve claims payable represented by check numbers 1326 through 1347 in the amount of \$42,277.02. The motion was approved unanimously.
Continuing Disclosure Report	Ms. Bartow presented the Board with the Quarterly Continuing Disclosure Report dated May 15, 2012. A motion was made and seconded to approve the report. The motion was approved unanimously.
Status of 2011 Audit	Ms. Bartow updated the Board on the status of the audit. No action was taken.
Other Financial Matters	Ms. Bartow discussed the integrated cash management agreement with First Bank. A motion was made and seconded to approve the agreement. The motion was approved unanimously.

### **Legal Matters**

Consider Approval of Resolution Regarding Enforcement of Covenants	Mr. Waldron updated the Board on the fencing issue with the City of Aurora and noted that the City will continue to allow dog-eared style privacy fencing within the community.
Update on District Fee Billing and Collections	Mr. Waldron noted that a final demand letter has been sent to delinquent accounts and legal counsel is continuing to pursue collection efforts. Foreclosure proceedings may be initiated against several accounts if they are not brought current.
Executive Session	Not necessary.
Other Business:	None.
Next Meeting	The next regular meeting of the Board will be held on June 14, 2012.
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.



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Secretary for the Meeting

The foregoing minutes were approved on the 14<sup>th</sup> day of June, 2012.