

MINUTES OF A REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT NO. 2

Held: June 14, 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

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; Nate Adams, Brickman, District landscape contractor; Lee Scheck and Mark Zwingleberg, Residents.

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
Discuss Board Vacancies	The Board discussed the existing vacancies. After consideration, a motion was made and seconded to appoint Lee Scheck to the Board for a term ending May 2016. Director Tashma abstained. The motion was approved. Director McGlynn administered the Oath of Office.
Consent Agenda	<p>A motion was made and seconded to approve all items on the consent agenda as follows:</p> <ul style="list-style-type: none"> <li>a. Approve May 10, 2012 Regular Meeting Minutes</li> <li>b. Ratify Pre Action Fire Proposal and Contract Addendum for Audio System Investigation/Repair</li> <li>c. Pre Action Fire Proposal for Installation of Audiovisual package - \$3,400</li> </ul> <p>The motion was approved unanimously.</p>
Status of Website	Ms. Goetz provided the Board with an update on the status of the website. The Board requested that Ms. Goetz research search options as well as a lower cost bill payment option. No further action was required.
ARC Requests (Norris Design)	The Board discussed the proposal from Norris Design. A motion was made and seconded to approve the proposal subject to legal review and the addition of Norris Design reviewing the proposed guidelines in an amount not to exceed \$500. The motion was approved unanimously.
<b>YMCA Report</b>	
Pool Operations	Ms. Armitage provided the Board with an update on the pool operations and upcoming programming. Ms. Armitage presented work orders for automation in an amount not to exceed \$8,709.01 and the temp controller and sensor in the amount of \$1,337.00 for consideration. A motion was made and seconded to approve the work orders as presented. The motion was approved unanimously.

## **Administrative Matters**

### **Discuss Board Vacancies**

The Board discussed the remaining vacancy. After consideration, a motion was made and seconded to appoint Mark Zwingleberg to a term ending May 2016. Director Tashma abstained. The motion was approved. Director McGlynn administered the Oath of Office.

## **Landscape Maintenance**

### **Review Landscape Maintenance Report**

Mr. Adams reviewed the Landscape Maintenance Report with the Board and addressed Brickman's response to several homeowner complaints. Mr. Adams will do walkthroughs every week alternating between the irrigation and maintenance crew.

### **Consider Approval and Ratification of Work Orders and Repairs**

(See "Review Work Orders" under Facilities Management below)

### **Other Landscape Maintenance**

None.

### **Irrigation Water Usage Tracking Report**

The Board reviewed and discussed the Irrigation Water Usage Tracking Report. No action was taken.

## **Facilities Management**

### **Review Facilities Management Report**

Ms. Sandoval reviewed the Facilities Management Report with the Board. No action was taken.

### **Status of Phase I – Installation of Access & Security System**

Director Perry updated the Board on the status of the installation. No action was taken.

### **Approve Change Order with LINX for Locks and Bypass Keyswitches**

The Board discussed the change order with LINX for locks and bypass keyswitches. A motion was made and seconded to approve the change order in the amount of \$1,432.39. The motion was approved unanimously.

### **Status of Phase II – Wireless/Networking**

Director Perry updated the Board on the status of the wireless networking and the Board reviewed the proposal from GTCI for wifi equipment and a network switch. A motion was made and seconded to approve the proposal as presented in the amount of \$6,432.98.

### **Status of Phase III - Audiovisual**

It was noted that the TVs and guard shack receiver have been installed and are working.

Long Term Operations and Maintenance Plan for all Phases	The Board determined to table this discussion until after the applicable warranty periods have run.
Review Work Orders	The Board reviewed the work orders for dead tree removal in the amount of \$375 and rock installation in the amount of \$465. A motion was made to approve the work orders as presented. The motion was approved unanimously.
Review and Consider Approval and Ratification of Petty Cash Payables	None.
Outcome of Covenant Enforcement Audit	Ms. Sandoval provided the Board with an update on the outcome of the Covenant Enforcement Audit.
Other Facilities Management	Ms. Sandoval noted that there is a beehive in a valve box and that an attempt will be made to remove it.
Clubhouse/Pool Rental Management	The Board determined to table discussion until the next meeting.

### **Financial Report/Claims Payable/Financial Matters**

Consider Acceptance of Financial Report	Ms. Bartow presented the Board with the April 30, 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 1348 through 1368 in the amount of \$81,880.81. The motion was approved unanimously.
2011 Audit	Ms. Bartow presented the Board with the 2011 Audit. A motion was made and seconded to approve the audit subject to legal review and receipt of the auditor opinion. The motion was approved unanimously.

### **Legal Matters**

Discuss Pool Rental Policy	The Board engaged in discussion regarding revisions to the policy. No action was taken.
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Update on District Fee  
Billing and Collections

The Board engaged in general discussion regarding the District  
Fee Billing and Collections.

Executive Session

Not necessary.

Other Business:

Mr. Aaron Simonye discussed the request for a pool committee.  
The Board requested that he and Ms. Sandoval bring a proposal  
to the next meeting. The Board considered maintenance items  
suggested by Mr. Simonye and approved the purchase of a  
clock and four umbrellas in an amount not to exceed \$650.

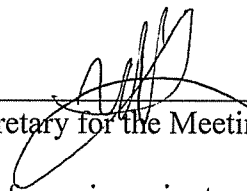
Next Meeting

The next regular meeting of the Board will be held on July 12,  
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 12<sup>th</sup> day of  
July, 2012.