

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT NO. 2

Held: July 12, 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
Mark Zwingelberg
Darrin "Lee" Scheck

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, and several homeowners.

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 amended.

Public Comment

None.

Consent Agenda

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

- a. Approve June 14, 2012 Regular Meeting Minutes
- b. Approve and Ratify Parking Lot Striping – Integrated Resource Systems, Inc. - \$381.40
- c. Approve Contract with GTRI for Wi-Fi Installation and Configuration – NTE \$2,363.00
- d. Claims Payable – Check Nos. 1065 to 1087 in the amount of \$124,119.36

The motion was approved unanimously.

Website

Status of Bill Pay Options
and Manager's Corner

The Board discussed the status of the website including bill pay options and the manager's corner. Mr. Heckendorf will research the possibility of using Paypal as a bill pay option.

YMCA Report

Pool Operations

Ms. Armitage provided the Board with an update on the ongoing pool operations and ongoing programming. Ms. Armitage informed the Board that the new chemical system is up and functioning. Ms. Armitage also noted that the floor in the restrooms appears to be shifting.

Landscape Maintenance

Review Landscape
Maintenance Report

Mr. Adams reviewed the Landscape Maintenance Report with the Board and provided a general update.

Irrigation Water Usage
Tracking Report

Mr. Adams reviewed the Irrigation Water Usage Tracking Report with the Board.

Status of TAP Zone Map

Mr. Adams informed the Board the TAP Zone Map is in progress and being worked on as time permits.

Consider Approval and
Ratification of Work Orders

Mr. Adams discussed a tree replacement work order with the Board. The Board engaged in general discussion regarding the

and Repairs

proposal. No action was taken.

Other Landscape
Maintenance

The Board reviewed the proposal for backflow testing. A motion was made and seconded to approve the proposal in an amount not to exceed \$1,275.00. The motion was unanimously approved. The Board asked that Brickman mow the weeds around the mailboxes at the intersection of S. Ider St. and S. Harvest St.

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 provided an update on the status of the system. It is anticipated it will be complete the first week of August. No action was taken.

Review Estimate from Pre
Action Fire Inc. for Security
System

The Board discussed the Pre Action Fire Inc. estimate. The Board tabled this discussion until the next meeting to research how the system will be integrated into the Access system.

Status of Phase II –
Wireless/Networking

Director Perry updated the Board on the status of the wireless networking.

Status of Phase III -
Audiovisual

Director McGlynn informed the Board that Phase III is complete.

Review Work Orders

The work orders were reviewed under the management report.

Review and Consider
Approval and Ratification of
Petty Cash Payables

The petty cash payables were reviewed under financials.

ARC Requests

The ARC Requests were reviewed under the management report.

Update on Norris Design
Review of Guidelines

Norris Design has provided comments on the guidelines. The comments will be reviewed by legal counsel and incorporated into the final guidelines.

Covenant Enforcement

Covenant enforcement was discussed under the management report.

Other Facilities Management

Clubhouse/Pool Rental

The Board engaged in general discussion regarding clubhouse

Management

and pool management.

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

Consider Acceptance of
Financial Report

Ms. Bartow presented the Board with the May 30, 2012 financial report. A motion was made and seconded to accept the report. The motion was approved unanimously.

Other Financial Matters

Ms. Bartow presented the Board with the Continue Disclosure Report. A motion was made and seconded to approve the report. The motion was approved unanimously.

Legal Matters

Review and Approve
Clubhouse and Pool Rental
Policies

The Board engaged in discussion regarding the Clubhouse and Pool Rental Policies. A motion was made and seconded to approve the policies as presented and discussed. The motion was unanimously approved.

Update on District Fee
Billing and Collections
(Delinquency Summary)

Mr. Waldron provided the Board with a general update regarding the district fee billing and collections.

Executive Session

Not necessary.

Other Business:

None.

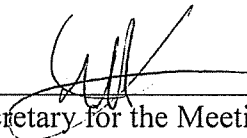
Next Meeting

The next regular meeting of the Board will be held on August 9, 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.



Secretary for the Meeting

The foregoing minutes were approved on the 9th day of August, 2012.