

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 9, 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 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 Paul Spokas, Spokas & Company, Inc.

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 July 12, 2012 Regular Meeting Minutes
- b. Approve 2011 Annual Report to the City of Aurora
- c. Approve and Ratify Withdrawal from Aurora Regional Improvement Authority No. 2
- d. Approve and Ratify Purchase of Wireless Access Point - \$156.00 (\$616.90 less return of \$460.90)
- e. Approve Claims Payable

The motion was approved unanimously.

District Logo A motion was made, seconded and unanimously approved to approve the new district logo.

Website

Status of Bill Pay Options and Manager's Corner The Board was provided with a general update regarding the status of bill pay options and manager's corner.

Review Additional Programming Estimates The Board requested legal counsel obtain additional programming estimates for the next meeting.

Discuss Content and Filtering Options The Board engaged in general discussion regarding content and filtering options. No action was taken at this time.

Domain Names After discussion, a motion was made to keep wheatlandsmetro.org and wheatlandmetro.org. The motion was seconded and unanimously approved.

YMCA Report

Pool Operations Ms. Armitage provided the Board with an update on the ongoing pool operations. The Board engaged in general discussion regarding the pool operations.

Upcoming Programming	Ms. Armitage reported to the Board that the thermostat has been reprogrammed and she is waiting for the factory lock-out code. Ms. Armitage reported to the Board that the current classes are going well.
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Work Orders/Repairs	None.
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Landscape Maintenance

Review Landscape Maintenance Report	Mr. Adams reviewed the Landscape Maintenance Report with the Board.
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Irrigation Water Usage Tracking Report	Mr. Adams reviewed the Irrigation Water Usage Tracking Report with the Board.
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Status of TAP Zone Map	Mr. Adams informed the Board the TAP Zone Map is still in progress.
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Work Orders	Mr. Adams informed the Board that the backflow testing is complete. The Board requested that the newspapers on the front sidewalk be removed. The Board reviewed proposals for trees and postponed any decision until a later date.
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Other Landscape Maintenance	None.
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Facilities Management

Review Facilities Management Report	Ms. Sandoval reviewed the Facilities Management Report with the Board.
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Work Orders	Ms. Sandoval presented the proposed options for a bulletin board to the Board. A motion was made to approve the purchase and installation of a bulletin board in an amount not to exceed \$1,000. The motion was seconded and unanimously approved. Ms. Sandoval presented a proposal from Pearly Gates to replace the lettering on the entrance sign in the amount of \$1,294. The Board postponed any action.
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ARC Requests	Ms. Sandoval provided the Board with a general update regarding the ARC Requests.
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Covenant Enforcement	Ms. Sandoval provided the Board with a general update regarding covenant enforcement.
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Delinquency Report	Ms. Sandoval provided the Board with a general update regarding the delinquency report.
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The Board considered a request from account 00199-5635 for a waiver of late fees, penalties, and attorney fees. The homeowner was not in attendance to address the board. After review and discussion, a motion was made, seconded and unanimously approved to deny the request.

Status of Phase I & Phase II
– Installation of Access &
Security System & Wireless

The Board reviewed the status of Phase I and Phase II. It is anticipated that both contracts will be closed out shortly.

Estimate from GTRI for
Backup Power Supply

The Board reviewed the estimate from GTRI for backup power supply but determined not to approve the proposal at this time.

Estimate from Pre Action
Fire Inc. for Security System

The Board reviewed the estimate from Pre Action Fire Inc. for the security system but determined not to approve the proposal at this time.

Estimates for Additional
Cameras and Access Readers

The Board reviewed the estimate for additional cameras and access readers but determined not to approve the proposal at this time.

Other Facilities Management

Discuss Request for Pool
Rental from Orbital
Entertainment

The Board reviewed the request for pool rental from Orbital Entertainment. A motion was made, seconded and unanimously approved to deny the request.

Discuss Proposal for Solar
Panels

The Board engaged in general discussion regarding the proposal for solar panels. After reviewing the proposal, the Board determined not to move forward.

Discuss Purchase of Golf
Cart

The Board discussed the options regarding the purchase of a golf cart. No action was taken at this time.

Community Garage Sale

The Board determined to hold a community garage sale the weekend after Labor Day. Ms. Sandoval will handle the advertising for the garage sale.

Financial Report/Claims Payable/Financial Matters

Consider Acceptance of
Financial Report

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

Budget Process

The Board engaged in general discussion regarding the budget

process.

Other Financial Matters

None.

Legal Matters

Status of Name Change to
"Wheatlands Metropolitan
District"

Mr. Waldron reported to the Board that the court issued the order to change the name of the District to Wheatlands Metropolitan District.

Affirmative Defense
Training

Mr. Waldron discussed the affirmative defense training offered by the CSD Pool.

Discuss Landscape Escrow
Policy

The Board engaged in general discussion regarding the Landscape Escrow Policy. No action was taken and this will be brought back at the next meeting.

Executive Session

Not necessary.

Other Business:

Mr. Spokas provided information to the Board on his family-owned landscape maintenance company. After discussion, the Board requested that legal counsel request a proposal from Mr. Spokas.

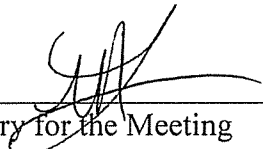
Next Meeting

The next regular meeting of the Board will be held on September 13, 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 13th day of September, 2012.