

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: September 13, 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; 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 August 9, 2012 Regular Meeting Minutes
- b. Approve Claims Payable
- c. Approve First Amendment to ARI Authority No. 5 Establishment Agreement
- d. Approve Project Committee Agreement

The motion was approved unanimously.

Website

Status of Bill Pay Options and Manager's Corner

The Board engaged in general discussion regarding the status of bill pay options and the manager's corner. After discussion, the Board determined to have Ms. Bartow move forward with setting up Point & Pay for the convenience of the residents. The Board requested usage statistics for the website and asked that other website maintenance options be pursued.

Review Additional Programming Estimates

The Board reviewed the additional programming estimates and determined not to approve any at this time.

YMCA Report

Pool Operations/Clubhouse Rentals/Upcoming Programming

Ms. Armitage provided the Board with a general update on the pool operations, clubhouse rentals and upcoming programming. Ms. Armitage will present an end of season report to the Board at the next meeting.

Work Orders/Repairs

None.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Adams provided the Board with a general update on the landscape maintenance report.

Irrigation Water Usage Tracking Report	Mr. Adams reviewed the Irrigation Water Usage Tracking Report with the Board.
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Work Orders/Proposals	Mr. Adams reviewed the work orders and proposals with the Board. The Board determined to defer approval of the proposals until a later date.
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Other Landscape Maintenance	None.
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Facilities Management

Discuss Landscape Design Competition	After general discussion, the Board requested Ms. Sandoval contact the school to see if the District may purchase supplies for the program as recognition for the students' design work.
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Review Facilities Management Report	Ms. Sandoval reviewed the Facilities Management Report with the Board.
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Work Orders/Proposals	Ms. Sandoval presented the work orders to the Board. A motion was made and seconded to approve the installation of a public information bulletin board in the not-to-exceed amount of \$850.00. The motion was unanimously approved.
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ARC Requests	The Board reviewed a request to install a 6' foot privacy fence on a wing fence. After discussion and a review of the facts and circumstances, a motion was made and seconded to grant the request. The motion was unanimously approved.
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In addition, after discussion, a motion was made and seconded to amend the District's Residential Improvement Guidelines and Site Restrictions to allow for such fencing in the future. The motion was approved with four votes in favor, with Director Tashma abstaining.

Covenant Enforcement	The Board reviewed the manager violation report.
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Status of Phase I & Phase II – Installation of Access & Security System & Wireless	It was noted that a walkthrough with LINX and GTRI will occur prior to the next meeting in order to close out the contracts.
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Other Facilities Management	None.
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**Financial Report/Claims
Payable/Financial Matters**

Consider Acceptance of
Financial Report

Ms. Bartow presented the Board with the financial report. After review, a motion was made and seconded to accept the report. The motion was approved unanimously.

Other Financial Matters

None.

Legal Matters

Approve Landscape Escrow
Policy

Mr. Waldron discussed the Landscape Escrow Policy with the Board. After review and discussion, a motion was made and seconded to approve the policy, as revised. The motion was approved unanimously.

Discuss Acquisition of Tract
A, Filing No. 7

The Board engaged in general discussion regarding the acquisition of Tract A, Filing No. 7. The Board requested that Mr. Waldron discuss the matter with the property owner and obtain pricing for cleanup and engineering inspection of the retaining walls.

Executive Session

Not necessary.

Geokinetics

The Board reviewed the request from Geokinetics to conduct seismic surveying. Upon a motion duly made, seconded and unanimously approved, the Board denied the request.

Other Business:

None.

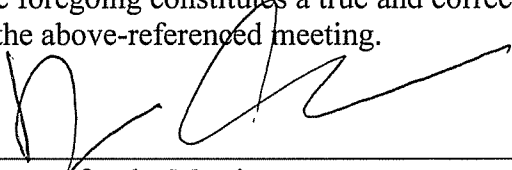
Next Meeting

The next regular meeting of the Board will be held on October 11, 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 11th day of October, 2012.