

WHEATLANDS METROPOLITAN DISTRICT
Regular Meeting
Wheatlands Clubhouse - 6601 S. Wheatlands Parkway, Aurora, Colorado
November 8, 2012, 6:00 p.m.

Kevin McGlynn, President	Term to May 2016
Richard Tashma, Vice-President/Treasurer	Term to May 2014
Steven S. Perry, Vice President/Secretary	Term to May 2014
Mark Zwingelberg, Assistant Secretary	Term to May 2016
Darrin "Lee" Scheck, Assistant Secretary	Term to May 2016

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
5. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approve October 11, 2012 Regular Meeting Minutes
 - b. Approve Claims Payable
 - c. Accept Solicitation Disclosure Statement
6. YMCA Report
 - a. Clubhouse Rentals/ Programming
7. Landscape Maintenance
 - a. Review Landscape Maintenance Report
 - b. Irrigation Water Usage Tracking Report
 - c. Work Orders/Proposals
 - d. Other Landscape Maintenance
8. Facilities Management
 - a. Review Facilities Management Report
 - i. 2012 YTD Summary of Operations
 - ii. Work Orders/Proposals
 1. Installation of Pet Waste Stations
 - iii. ARC Requests
 - iv. Covenant Enforcement
 - b. Status of Website Updates & Blog
 - c. Other Facilities Management
 - i. Request for Tennis Courts
 - ii. Revisions to Residential Improvement Guidelines
9. Financial Report/Claims Payable/Financial Matters

- a. Discuss Draft 2013 Budget
 - b. Consider Acceptance of Financial Report
 - c. Status of Point & Pay
 - d. Other Financial Matters
10. Legal Matters
- a. Resolution Relating to the Creation of a Parks and Recreation Enterprise
 - b. Discuss Correspondence from Jeffrey N. Herren, Attorneys at Law
 - c. Discuss Proposed Term Sheet for the Acquisition of Real Property From Hill Road, LLC
 - d. Discuss Proposed Term Sheet with the YMCA
 - e. Executive Session pursuant to Section 24-6-402(4)(b) and (e) to Consult with the Attorney on Specific Legal Questions and to Develop Negotiating Positions, Strategy, and Instruct Negotiators regarding the Purchase of Property from Hill Road, LLC and the term sheet with the YMCA
11. Other Business
12. Adjournment

Remaining 2012 Meeting Dates

December 13, 2012 -- Budget Hearing