

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: October 11, 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:

Richard Tashma
Kevin McGlynn
Mark Zwingelberg
Darrin "Lee" Scheck

Director Perry was absent and excused.

Also present were Clint Waldron, Esq., White, Bear & Ankele Professional Corporation, General Counsel; Carrie Bartow, CliftonLarsonAllen, District Accountant; Kimberly Armitage, YMCA; Nate Adams, Brickman, District landscape contractor; and Marcy C. Dahl and Tonya Barber, 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 Members of the public expressed general concern regarding violations for having portable basketball units in driveways. The Board determined to put these violations on hold until the guideline is reviewed.

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

- a. Approve September 13, 2012 Regular Meeting Minutes
- b. Approve Claims Payable
- c. Approve Engagement of Auditor for 2012 Audit - \$4,700

The motion was approved unanimously.

Financial Report/Claims Payable/Financial Matters

Review Draft 2013 Budget Ms. Bartow reviewed the 2013 draft budget with the Board.

Consider Acceptance of Financial Report Ms. Bartow presented the financial report to the Board. After review, a motion was made, duly seconded and unanimously approved to accept the report.

Status of Point & Pay Ms. Bartow is still looking into Point & Pay.

YMCA Report

Pool Operations/Clubhouse Rentals/Upcoming Programming Ms. Armitage provided a general report on the pool operations to the Board. Ms. Armitage stated the need for a new pool vacuum and will provide a proposal at the next meeting, along with proposals for office hours at the Clubhouse and lifeguards for 2013.

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.

Work Orders/Proposals	Mr. Adams will be providing a proposal for tree wrapping at the next meeting. Mr. Adams also reviewed proposals for perennial bed conversion and median landscaping.
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Other Landscape Maintenance	None.
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Facilities Management

Review Facilities Management Report	This was deferred, as Ms. Sandoval was not present.
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Work Orders/Proposals	This was deferred, as Ms. Sandoval was not present.
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ARC Requests	This was deferred, as Ms. Sandoval was not present.
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Covenant Enforcement	This was deferred, as Ms. Sandoval was not present.
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Other Facilities Management	The Board discussed termination of ongoing monthly services for the website. A motion was made, duly seconded and unanimously approved to terminate website hosting and maintenance provided by Hughes and Stuart.
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The Board discussed sending out a request for proposal for management services and directed legal counsel to prepare and send out the proposal.

Legal Matters

Discuss Tribunal Options	The Board discussed appointing a committee to hear ARC and covenant enforcement appeals. A motion was made to appoint Director Zwingelberg and a member of the district management as the committee. The motion was seconded and approved unanimously.
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Discuss Correspondence from Jeffrey N. Herren, Attorneys at Law	The Board engaged in general discussion regarding correspondence from Jeffrey N. Herren. The matter was tabled, as the district manager was absent.
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Discuss Park Options	The Board engaged in general discussion regarding park options.
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Executive Session	Not necessary.
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Other Business:	None.
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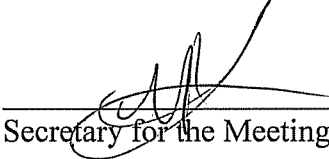
Next Meeting

The next regular meeting of the Board will be held on November 8, 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 8th day of November, 2012.