

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 10, 2013 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; Kimberly Armitage and Amy Engler, YMCA; and several 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 amended.
Public Comment	<p>Several homeowners discussed revision to the Guidelines to allow basketball hoops to be placed on the driveways. The Board requested the homeowners provide the proposed language to Ms. Sandoval.</p> <p>A prospective homeowner requested a variance to allow parking of a commercial vehicle on his property. The Board requested he try and work something out with his employer.</p> <p>A current homeowner updated the Board regarding the status of work to a damaged garage door.</p>
Consent Agenda	<p>A motion was made and seconded to approve all items on the consent agenda as follows:</p> <ul style="list-style-type: none"> a. Approve December 13, 2012 Regular Meeting Minutes b. Claims Payable c. Designation of 24-hour Posting Place pursuant to Section 24-6-402(2)(c), C.R.S. d. Project Committee Agreement <p>The motion was approved unanimously.</p>
YMCA Report	
Clubhouse Management Rentals	Ms Armitage provided a general report on the clubhouse management rentals.
Work Orders/Proposals – Additional Amenities for Clubhouse	<p>Ms. Armitage reviewed the work orders and proposals for additional amenities for the clubhouse with the Board. Upon motion duly made and seconded, the Board approved the purchase of a projector and screen in an amount not to exceed \$3,500, new carpets in an amount not to exceed \$1,500, the replacement of the fan on the HVAC in an amount not to exceed \$495 and the quarterly maintenance of HVAC units not to exceed \$1,390 annually or \$115.84 per month.</p> <p>The Board discussed the holding of a Super Bowl party for the community.</p>
Other Business	None.

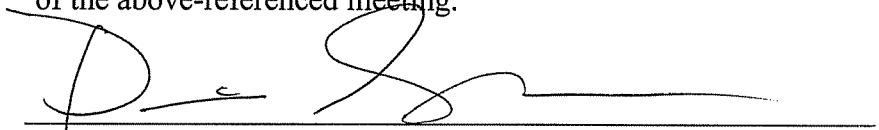
Next Meeting

The next regular meeting of the Board will be rescheduled due to Valentine's Day.

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.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a series of loops and flourishes.

Secretary for the Meeting

The foregoing minutes were approved on the 26th day of February, 2013.