

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: May 9, 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
Darrin "Lee" Scheck

Director Perry was absent and excused.

Also present were Clint Waldron, Esq. and Zach White, White, Bear & Ankele Professional Corporation, General Counsel; Nate Adams and Quinn Porter, Brickman; Carrie Bartow, CliftonLarsonAllen, District Accountant; Kimberly Armitage, YMCA; Irene Borisov, Summit Association Management; and a resident.

Call to Order

Director Tashma 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	Public comment was made regarding the change of management and what the process will be for making sure backyards are completed in a timely manner.
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 April 11, 2013 Regular Meeting Minutes b. Approve Claims Payable c. Ratify Purchase & Sale Agreement d. Ratify Work Order No. 1 to Engineering Services Contract e. Ratify Engagement of Appraiser <p>The motion was approved unanimously.</p>
Landscape Maintenance	
Review Landscape Maintenance Report	<p>Mr. Adams reviewed the Landscape Maintenance Report with the Board. Mr. Adams informed the Board that a car hit two trees that have since been removed by his crews.</p> <p>Mr. Porter informed the Board that the irrigation system had been tested. Mr. Porter noted that it requires 32,000 gallons of water to get the water system up and running.</p> <p>Mr. Porter reviewed the Water Allocation Plan with the Board. The Board requested that Mr. Porter send information regarding this plan to the Board.</p> <p>Mr. Adams discussed the status of zone mapping and Mr. Waldron presented the mapping proposal to the Board. Upon motion duly made and seconded, the mapping proposal with Vision Land Consultants was unanimously approved.</p>
Work Orders/Proposals	None.
Status of Approved Work Orders	Mr. Adams informed the Board that flowers will be installed in the next two to three weeks.
Work Orders for Consideration	None.

Other Landscape
Maintenance

None.

YMCA Report

Clubhouse Management and
Rentals

Ms. Armitage noted that revenue from the clubhouse management and rentals has increased due to multiple rentals in a day.

Programming

Ms. Armitage provided a general update to the Board regarding programming.

Work Orders/Proposals

Pricing & Pictures of Shade
Umbrella

Ms. Armitage reviewed the pricing and information regarding the shade umbrella. Following discussion, upon motion duly made and seconded, the Board unanimously approved the pricing in an amount not to exceed \$2,000 and the installation in an amount not to exceed \$500.

Final Pricing for Vacuum
System

Ms. Armitage noted that the final pricing for the vacuum system came in at \$2,328, less than the \$3,000 that was originally budgeted.

Clubhouse Rug

Following discussion, upon motion duly made and seconded, the Board unanimously approved the purchase of a new clubhouse rug in an amount not to exceed \$1,500.

Slider Window Replacement

The Board discussed the need to replace the slider window in the guard shack. Following discussion, upon motion duly made and seconded, the Board unanimously approved the window replacement in an amount not to exceed \$500.

Key Fob Access System

Ms. Armitage informed the Board that they are still having issues with the key fob access system and that they are working on a resolution with LINX.

Facilities Management

Review Facilities
Management Report

Ms. Borisov provided the Board with a general update regarding the Facilities Management Report.

Work Orders/Proposals

None.

ARC Requests

Ms. Borisov noted that all requests that have been submitted have been processed. Ms. Borisov requested that ARC requests

for fencing and solar panels be submitted to Norris Design instead of in house review. The Board concurred.

The Board noted the need for homeowners to have access to paint samples that have been approved. Ms. Borisov will work with Ms. Armitage to provide the Board with samples for review.

Covenant Enforcement

Deferred.

Fee Billing and Collection

Ms. Borisov provided the Board with a general update regarding fee billing and collection.

Other Facilities Management

Following discussion, upon motion duly made and seconded, the Board unanimously approved Ms. Borisov to expend funds in an amount not to exceed \$1,000 per purchase, \$5,000 aggregate, subject to confirmation with Ms. Bartow that funds are available and appropriated.

**Financial Report/Claims
Payable/Financial Matters**

Consider Acceptance of
Financial Report

Ms. Bartow presented the Financial Report to the Board for consideration. Following discussion, upon motion duly made and seconded, the report was unanimously accepted.

Review Long Term Financial
Forecast

Ms. Bartow informed the Board that the long term financial forecast will be available Monday.

Discuss Online Payment
Options

The Board engaged in general discussion regarding the online payment options. The Board requested that Ms. Bartow and Ms. Borisov provide them with some recommendations.

Discuss Status of Collection
of Fees

The Board engaged in general discussion regarding the status of collection of fees.

Other Financial Matters.

Ms. Bartow presented the first quarter continuing disclosure report to the Board for consideration. Following discussion, upon motion duly made and seconded, the report was unanimously approved.

Legal Matters

Approve Revisions to
Clubhouse Rental Agreement

Mr. Waldron presented the revisions to the Clubhouse Rental Agreement to the Board for consideration. Following discussion, upon motion duly made and seconded, the agreement was unanimously approved.

Discuss Revisions to
Residential Improvement
Guidelines

The Board engaged in general discussion regarding revisions to
the Residential Improvement Guidelines.

Approve Fourth Amended
and Restated Resolution
Concerning the Imposition of
an Amenity Fee and Working
Capital Fee

Deferred

Other Business

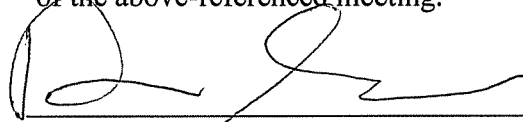
The Board noted that there are currently two vacancies on the
Board and engaged in general discussion.

The Board discussed a policy regarding nuiscent animals and
determined to defer all matters to the City of Aurora.

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 June,
2013.