

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WHEATLANDS METROPOLITAN DISTRICT

Held: June 13, 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 George M. Rowley, Esq., White, Bear & Ankele Professional Corporation, General Counsel; Quinn Porter, Brickman; Kimberly Armitage, YMCA; and Irene Borisov, Summit Association Management.

The following residents were in attendance:

Teresa Gustine
Kristen Giese
Gail Martinez
John Lent
Robby Jenkins

Call to Order

Director Tashma noted that a quorum of the Board was present and called the meeting to order.

Disclosure Matters

Mr. Rowley 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. Rowley 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 a landscape covenant violation and grading and swale issues. The resident said she sent in plans for approval to Norris Design to fix violations but has not heard anything back for almost 30 days. Ms. Borisov indicated she would follow up on this issue.

Public comment was also made regarding residents who have not yet installed the required landscaping in their backyards.

Consent Agenda

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

- a. Approve May 9, 2013 Regular Meeting Minutes
- b. Approve Claims Payable

The motion was approved unanimously.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Porter reviewed the Landscape Maintenance Report with the Board.

Work Orders/Proposals

None.

Status of Approved Work Orders

Mr. Porter discussed the status of the approved work orders with the Board.

Work Orders for Consideration

None.

Status of Review of Irrigation Map

Mr. Porter informed the Board that the review of the irrigation map has been completed.

Other Landscape Maintenance

Mr. Tashma informed the Board of his concerns regarding the ornamental grass at Harvest and Wheatlands Parkway getting too tall and blocking the line of sight for drivers. Mr. Porter will check the line of sight in all medians and provide a report

to the Board at the next meeting.

YMCA Report

Clubhouse Management and Rentals	Ms. Armitage discussed the clubhouse management and rentals with the Board.
Programming	Ms. Armitage provided a general update to the Board regarding programming.
Work Orders/Proposals	<p>Ms. Armitage noted that the tables at the pool need to be replaced with tables that do not have plexiglass.</p> <p>Ms. Armitage informed the Board that the blower on the baby pool has been replaced.</p> <p>Ms. Armitage noted that the pump house drain needs to be addressed, as water is currently leaking into the clubhouse.</p>
Status of Installation of Shade Umbrella	Ms. Armitage informed the Board that the installation of the shade umbrella is complete.
Status of Guard Shack Replacement Slider Windows	<p>Ms. Armitage informed the Board that the guard shack replacement slider windows have been installed.</p> <p>Ms. Armitage noted that she provided the color pallet to Ms. Borisov.</p>

Facilities Management

Review Facilities Management Report	Ms. Borisov provided the Board with a general update regarding the Facilities Management Report. Ms. Borisov noted that the Board needs to decide on the letters for the sign and that she will find a provider.
Work Orders/Proposals	None.
ARC Requests	None.
Covenant Enforcement	<p>Ms. Borisov informed the Board she is going to hold off on covenant enforcement regarding trees.</p> <p>Ms. Borisov noted that there are currently many colors of stains on fences.</p>
Lighting Repairs – Colorado Lighting	Ms. Borisov provided the Board with a general update regarding the lighting repairs from Colorado Lighting.

Other Facilities Management	Ms. Borisov informed the Board that she will provide a proposal to the Board regarding the design guidelines to address the square footage issues for landscape. It was then determined to hold a garage sale in September and provide a dumpster the following week.
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**Financial Report/Claims
Payable/Financial Matters**

Consider Acceptance of Financial Report	Tabled until the next meeting.
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Discuss Online Payment Options	Tabled until the next meeting.
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Discuss Status of Collection of Fees	Tabled until the next meeting.
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Other Financial Matters	None.
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Legal Matters

Discuss Keller Williams Real Estate Marketing Services	The Board engaged in general discussion regarding Keller Williams Real Estate Marketing Services. Ms. Armitage proposed prices to advertise in the newsletter. Following discussion, upon motion duly made and seconded, the Board unanimously approved the cost of advertising to be \$40.00 for ¼ page, \$80.00 for ½ page and \$120 for a full page. The Board directed Ms. Armitage to provide advertising guidelines at the next meeting.
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Discuss Vacancies and Process for Appointment of Board Members	The Board engaged in general discussion regarding requirements for being on the Board.
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Status of Purchase and Sale Agreement and Due Diligence	Mr. Rowley discussed the status of the Purchase and Sale Agreement and Due Diligence with the Board. Mr. Tashma then read aloud the attached letter and discussed various issues related thereto.
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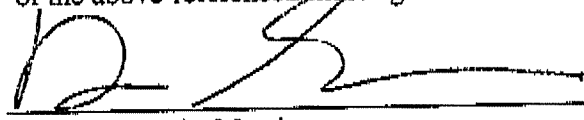
Approve Independent Contractor Agreement for Handyman Services	It was determined that handyman services would be contracted through the YMCA.
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Other Business	None.
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Adjournment

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

7/17/13

The foregoing minutes were approved on the 11th day of July, 2013.