

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: January 17, 2019, at 6:45 p.m., at 6601 S. Wheatlands  
Parkway, Aurora, Colorado.

Attendance

A special 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:

Jack Lent  
Paulette Martin  
Robert Romero  
Andrew Roper

Director Barela was absent. All Director absences are considered excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Lori Walker, YMCA, District Manager; and Lesanne Dominguez, Architerra Group.

Call to Order

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

Disclosure Matters

Mr. Waldron advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to

otherwise enable the Board to act.

**Agenda**

The Board reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda, as presented.

**Public Comment**

None.

**Consent Agenda**

Mr. Waldron presented the items on the consent agenda to the Board for consideration. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. The Agreement with AMCOBI for Assessment Billing Services was removed from the consent and tabled. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted:

- Approve Minutes from December 5, 2018 Special Meeting and Work Session and Special Meeting
- Claims Payable in the amount of \$786,790.63 represented by payments made from November 29, 2018 to January 9, 2019
- Ratify Contract with Public Restroom Company in the amount of \$129,942 for purchase of Restroom for Park Project
- Approval of Second Amendment to Independent Contractor Agreement with AMI-Advanced Management, LLC for Covenant Enforcement Services
- Approval of YMCA Day Camp at Wheatlands Clubhouse

**District Management,  
Operations and Landscape  
Maintenance**

**Work Orders and Proposals**

Ms. Walker reviewed the proposal from Pool Doctor in the amount of \$9,999.49 with the Board. Following discussion, upon a motion duly made and seconded, the Board authorized the operations committee to approve the final contract not to exceed \$10,000.

**Discuss Cookie Stand on  
District Property**

Ms. Walker discussed the District allowing a Girl Scout Cookie Stand on District Property. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the cookie stand on District property, to be held on February 3, 2019 between the hours of 10:00 a.m. and noon.

Other Landscape  
Maintenance and  
Management/Operations  
Matters

None.

### **Legal Matters**

Discuss Proposals for  
Wheatlands Park

Ms. Dominguez noted the District had received three bids. One from American Civil Contractors in the amount of \$881,086, one from GoodLand Construction in the amount of \$873,766, and DesignScapes Colorado in the amount of \$1,017,000.

Review Bids and Consider  
Award of Contract for  
Wheatlands Park Project

The Board reviewed the bid tabs and discussed the bids with Ms. Dominguez. Following discussion, upon a motion duly made and seconded, the Board awarded the contract to GoodLand Construction as the lowest responsive and responsible bidder. The Board requested Architerra provide a construction schedule as soon as possible.

Discuss 2019 Service  
Contracts

The Board reviewed the 2019 Service Contracts. The Board engaged in general discussion regarding the timing of the next regular Board meeting and the 2019 service contracts. Following discussion, upon a motion duly made and seconded, the Board determined to extend the Cox Landscaping Contract for 30 days.

Other Legal Matters

None.

### **Financial Matters**

Consider Acceptance of  
Unaudited Financials

Deferred.

Other Financial Matters

None.

### **Other Business**

None.

### **Adjourn**

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 11th day of April, 2019.