

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: July 22, 2019, at 6:00 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:

Kathy Barela  
Paulette Martin  
Robert Romero

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Lori Walker and Kimberly Armitage, YMCA, District Manager; Kevin Cox and Jerry Maness, Cox Landscaping, Inc.; and Rick Gonzales, Marchetti & Weaver, District Accountant.

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 amended.
<b>Public Comment</b>	None.
<b>Consent Agenda</b>	<p>The Board reviewed the items on the consent agenda. 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. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved ratified and adopted:</p> <ul style="list-style-type: none"> <li>– Minutes from June 13, 2019 Regular Meeting and Work Session and July 11, 2019 Community Meeting</li> <li>– Claims Payable in the amount of \$208,286.22</li> </ul>
<b>Landscape Maintenance</b>	
Review Landscape Maintenance Report/Water Usage Tracking Report	<p>Mr. Cox reviewed the June Landscape Maintenance Report with the Board. He noted that the Tree Audit is complete and the perennial flowers have been continually hit by the hail storms. Additionally, Mr. Cox informed the Board that there has been access issues in several of the open space areas which need to be sprayed and he will work with Ms. Walker on an address list.</p> <p>Mr. Cox reviewed the Water Usage Tracking report with the Board and noted that water usage is on track for the year.</p>
Work Orders and Proposals	<p>Mr. Cox reviewed Estimate No. __ to replace the four dead trees on Tract A, Filing No. 7 that have been removed. Mr. Cox noted that a beauty band has been mowed on the parcel. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to not replace the trees in this tract at this time.</p> <p>Mr. Cox reviewed Estimate No. 1066 in the amount of \$1,208.19 to fill in the washed-out area in the native behind 6285 S. Ider Way. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Estimate No. 1066.</p>
Other Landscape Maintenance and Management/Operations Matters	The Board engaged in general discussion regarding the installation of the “No Dumping” sign and requested it be installed as soon as possible in the open space behind S Ider Way.

## **District Administration**

Acknowledge Resignations of Director Lent and Director Roper	The Board acknowledged the resignations of Director Lent and Director Roper.
Discuss Board Vacancies and Process for Filling Vacancies	The Board engaged in general discussion regarding the vacant positions and the process to be used to fill the vacancies. The Board requested that a notice of the vacancies be emailed to the community and those that are interested submit letters of interest. The Board will review and consider the letters of interest at the August 8, 2019 Regular Board meeting.
Consider Appointment to SARIA Board	The Board engaged in general discussion regarding the appointment to the SARIA Board. The Board determined to defer the appointment until potential new Board members are appointed.
Consider Appointment to Wheatlands Park and Recreation Authority Board	The Board engaged in general discussion regarding the vacancy on the Wheatlands Park and Recreation Authority Board. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Barela to serve with Director Martin on the Wheatlands Park and Recreation Authority Board.
Discuss District Board Meetings	<p>The Board engaged in general discussion regarding the regular meeting schedule and holding a work session and regular meeting each month. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to cancel the work session meetings and hold a regular meeting only.</p> <p>The Board also engaged in general discussion regarding the 2020 Regular Meeting schedule. No action taken.</p>
Discuss Committee Process and Consider Appointment of Committee Members	<p>The Board engaged in general discussion regarding the pros and cons of the Committee Process. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized vacating the Director Committees established by the "Resolution of the Board Concerning the Authorization for Approval of Contracts and Payment of Claims".</p> <p>The Board engaged in general discussion regarding appointments to a Design Review/Covenants Committee. The</p>

Board requested the District manager to obtain letters of interest from the community.

Consider Election of Officers	The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Martin as President, Director Barela as Vice President/Treasurer and Director Romero as Secretary/Assistant Treasurer.
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Other District Administration Matters	The Board requested that the YMCA provide a strategic vision and capital improvement plan to the Board. Ms. Armitage noted that additional information regarding the capital improvements will be provided at the August 8, 2019 regular meeting.
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### **Parks, Recreation and Community Activities**

Discuss Status of Authority Recreation Facility Financing	Ms. Armitage provided an update on the status of Authority Recreation Facility financing to the Board. She noted that the appraisal was not as high as projected, and the “gap” will be funded by the mezzanine lenders. Ms. Armitage also noted that closing is still projected to occur in August. The Board discussed sending a communication to the community providing an update on the facility.
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### **Legal Matters**

Consider Approval of Third Amendment to Independent Contractor Agreement with AMI for Covenant Enforcement Services	Mr. Waldron reviewed the Third Amendment to Independent Contractor Agreement with AMI for Covenant Enforcement Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Third Amendment to Independent Contractor Agreement with AMI for Covenant Enforcement Services.
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Consider Approval of Intergovernmental Agreement with the City of Aurora Regarding Transmission Line Project Impacts	Mr. Waldron reviewed the Intergovernmental Agreement with the City of Aurora Regarding Transmission Line Project Impacts with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Intergovernmental Agreement with the City of Aurora Regarding Transmission Line Project Impacts.
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Other Legal Matters	None.
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### **Financial Matters**

Consider Acceptance of May 31 Unaudited Financial Statements	Mr. Gonzales reviewed the May 31, 2019 Unaudited Financial Statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the May 31, 2019 Unaudited Financial Statements.
Consider Signers on District Bank Accounts	The Board engaged in general discussion regarding signers on District bank accounts. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Director Barela and Director Romero as signers on the bank accounts.
Discuss 2019 Budget Process and Budget Workshop	The Board engaged in general discussion regarding holding a Budget Workshop on September 19, 2019 at 6:00pm.
Other Financial Matters	None.
<b>Other Business</b>	The Board engaged in general discussion regarding providing food at District Board meetings. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to provide snacks only.
<b>Adjourn</b>	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.

  
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Secretary for the Meeting

The foregoing minutes were approved on the 8th day of August, 2019.