

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: August 16, 2017, at 7:00 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:

Jack Lent  
Paulette Martin  
Josh Deupree

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 and Kimberly Walker, YMCA; Kevin Cox, COX Landscaping, Inc., Rick Gonzales, Marchetti & Weaver, District accountant, and Susie Ellis, Community Preservation Specialist, Inc.

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 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

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

approved the agenda, as amended.

Public Comment

None.

Consent Agenda

Upon motion duly made and seconded, the Board unanimously approved all items on the consent agenda as follows:

- a. Approve June 8, 2018 Regular and Special Meeting Minutes (as amended), June 29, 2017, Special Meeting Minutes, and July 27, 2017 Regular Meeting Minutes
- b. Approve Claims Payable in the amount of \$253,568.39 from June 2, through August 11, 2017
- c. Accept June, 2017 Financial Statements
- d. Accept Water Usage Tracking Report
- e. Approve and Ratify Architectural Review Committee Recommendation- None
- f. Ratification of Work Order NO. 36 to COX Contract – Stop & Waste Valve Sleeve PC #7 \$945.00
- g. Ratify Approval of Worker Order No. 37 to COX Contract – Tree Replacements - \$10,741.50 minus 5% discount

### **Landscape Maintenance**

Work Orders and Proposals

None.

### **District Management and Operations**

Work Orders and Proposals

Ms. Armitage reviewed the Wheatlands Clubhouse proposal regarding an access control system upgrade of \$6,850. Following discussion, upon motion duly made and seconded, the Board approved the upgrade.

Other District Management and Operations

The Board reviewed the revisions to the Residential Improvement Guidelines. Following discussion, upon motion duly made and seconded, the Board approved the revisions.

### **Financial Matters**

Mr. Gonzales reviewed the 5 year budget projections with the Board. The Board requested \$1,000,000.00 be added to the park project.

### **Legal Matters**

Discuss Request for Stay of Foreclosure Action Currently Scheduled for October 19

The Board engaged in general discussion. Upon motion duly made and seconded, the Board denied the request.

Director Vacancy – Discussion with Board Candidates – Kathy Barela and Andrew Roper

The Board engaged in a general discussion with Ms. Barela regarding her interested in serving the Board. Mr. Roper was not in attendance.

Consider Board Appointments                      The Board engaged in a general discussion. Following discussion, upon motion duly made and seconded, the Board appointed Ms. Barela to the Board. Director Lent administered the Oath of Office.

Discuss Use of Social Media by Directors                      The Board engaged in a general discussion. No action was taken.

Election of Officers                      The Board engaged in a general discussion. Following discussion, the Board appointed Director Deupree as Assistant Secretary/Assistant Treasurer and Director Barela as Treasurer.

**Directors' Items**

Discuss Committee Assignments and Committee Process                      The Board deferred discussion.

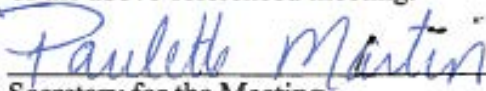
**Other Business**

Special Meeting – Budget Workshop: September 14, 2017                      There will be a special meeting and budget workshop scheduled for September 14, 2017.

Next Regular Meeting Date: October 12, 2017                      The next regular Board meeting is scheduled for October 12, 2017.

**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.

  
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Secretary for the Meeting

The foregoing minutes were approved on the 12th day of October, 2017.