

MINUTES OF A WORK SESSION AND SPECIAL MEETING
OF THE BOARD OF DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: December 14, 2017, at 6:00 p.m., at 6601 S. Wheatlands
Parkway, Aurora, Colorado.

Attendance

A work session and 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
Kathy Barela
Andrew Roper

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel; Lori Walker and Kimberly Armitage, YMCA; Kevin Cox, COX Landscaping, Inc., Rick Gonzales, Marchetti & Weaver, District accountant, Lesanne Dominguez Weller, Architerra Group Inc. and Susie Ellis, Community Preservation Specialist, Inc. and several homeowners.

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 proposed agenda. Following discussion, upon motion duly made and seconded, the Board approved the agenda.

Public Comment None.

Landscape Maintenance

Landscape Maintenance Report Mr. Cox reviewed the landscape maintenance report with the Board. He noted that Native Annuals have been removed, native grass has been mowed, and new trees have been wrapped and watered twice.

Review Water Usage Tracking Report The Board engaged in general discussion regarding the Water Usage Tracking Report.

Other Landscape Maintenance Mr. Cox reminded the Board that he is not an arborist and is only able to work up to ten feet high on trees. Mr. Cox recommended the Board hire an arborist in the spring. The Board asked that this be added to the February agenda.

District Management and Operations

District Management Report Ms. Walker reviewed the District Management Report with the Board.

Update on Detention Pond Maintenance Proposals The Board engaged in a general discussion regarding the Detention Pond Maintenance Proposals.

Update on Repair of Light Poles The Board engaged in a general discussion regarding the Repair of Light Poles.

Update on Elacora Punch List Ms. Walker provided an update on the Elacora Punch List and noted to the Board that this will be turned over to legal counsel, as Elacora has not been responsive to her correspondence.

Upcoming Community Activities The Board engaged in a general discussion regarding upcoming Community Activities.

Clubhouse/Pool Operations Ms. Armitage provided an update to the Board regarding the installation of the new clubhouse access system.

Other Management and Operations None.

Website Update Director Barela provided an update on the website and noted to the Board that the revisions had been made.

Year End Communication The Board engaged in general discussion regarding a year end communication being sent to the entire community. Ms. Armitage offered to send information to her marketing department. She noted that the update could include an event

calendar and the District would need to cover the cost of mailing.

**Covenant
Enforcement/Design
Review**

Report/Update on Covenant Enforcement/Design Review Ms. Ellis provided an update on covenant enforcement matters to the Board.

Other Covenant Enforcement/Design Review None.

**Parks, Recreation and
Community Activities**

Update on Park Master Plan Ms. Dominguez Weller provided an update regarding the Park Master Plan to the Board and reviewed playground themes. Following discussion, the Board selected the “Big World, Little Kid” theme.

Update on Recreation Facility Financing Ms. Armitage provided an update to the Board regarding the Recreation Facility Financing.

Financial Matters

Financial Report Mr. Gonzales provided an update regarding the 2018 Budget and Final Assessed Valuation.

Collections Update The Board engaged in a general discussion regarding collections.

Other Financial Matters None.

Legal Report

Other Legal Matters None.

Directors’ Items The Board engaged in a general discussion regarding newsletter topics.

Other Business None.

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 8th day of February, 2018.