

IMPORTANT INFORMATION FROM YOUR BOARD OF DIRECTORS OF THE WHEATLANDS METRO DISTRICT  
NOVEMBER 2013 UPDATE REGARDING THE PARCEL OF UNDEVELOPED LAND

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14 November 2013



Dear Wheatlands community neighbors:

The October update reported that the undeveloped parcel of land at Wheatlands Parkway and Powhaton Road is now owned solely by the Wheatlands Metropolitan District, for the benefit of the community.

In addition to the regularly scheduled meeting of the District Board of Directors on 10 October, the Board held a public meeting on 29 October to consider, discuss, and refine the preliminary budget for the next fiscal (financial) year, which begins on 01 January 2014. The accountants for the District, from *CliftonLarsonAllen*, presented the proposed budget and conferred with the Board on its contents. According to Colorado State statutes which govern Special Districts such as Wheatlands Metro, each year, a proposed budget for the following year must be submitted to the Board in October; the board is required to hold a public hearing to consider and adopt the budget for the next fiscal year; and the Board must certify the property tax mill levy rate to the County Assessor by 15 December.

The Board is pleased to inform the Wheatlands community that the 2014 budget as adopted, retains both the mill levy rate, and the monthly fee, *at the same levels as they are in 2013*. This balanced and forward-thinking budget for the 2014 fiscal year is possible thanks to many factors including the active interest and participation from members of the community, careful stewardship of the resources and the trust granted to the Board by the property owners and residents of Wheatlands, favorable weather in 2013, and the continuing popularity and growth of Wheatlands.

Regarding the property: The October Update reported that, with the land purchase complete, the recreation center project would enter the planning, approval, design, and financing phases. The YMCA is actively working with the City of Aurora to secure all necessary land use approvals. As part of that process, the YMCA is currently working through a zoning change request with the City, which is making its way to a vote by the City Council.

Regarding the status and composition of the Park and Recreation Advisory Committee: In September, the Board identified six developed or developing *geographic working areas* in Wheatlands. At the regular meeting in October, the Board recognized that the residents who expressed interest in serving on the Committee represent only five of those six geographic working areas. A representative from the residents in the townhome development at Wheatlands Parkway and Smoky Hill is still needed!

In early December, Board liaison Director Jenkins and Ms. Armitage from the YMCA plan to distribute information to those residents who have expressed an interest in serving. An organizing meeting will be held in early 2014 to finalize the Advisory Committee membership, which will include one member from each geographic working area of Wheatlands.

As additional definitive information becomes available, additional update documents such as this one will be presented for inclusion in the minutes at subsequent public meetings of the District Board.

Respectfully yours,

Board of Directors  
Wheatlands Metropolitan District