

# WHEATLANDS METROPOLITAN DISTRICT

## Regular Meeting

Wheatlands Clubhouse - 6601 S. Wheatlands Parkway, Aurora, Colorado

October 13, 2016 – 6:45 p.m.

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Jack Lent, President	Term to May 2018
VACANT, Vice President	Term to May 2020
Josh Deupree, Secretary	Term to May 2020
Mike Dempsey, Treasurer	Term to May 2018
Paulette Martin, Assistant Secretary	Term to May 2020

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### NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board. (5 minutes)
  - a. Approve August 11, 2016 Regular and Special Meeting Minutes
  - b. Approve Claims Payable in the amount of \$244,755.06 represented by bills paid since the last approval, from August 3 through October 5, 2016
  - c. Accept Water Usage Tracking Report
  - d. Approve and Ratify Covenant Enforcement Committee Recommendations
  - e. Approve and Ratify Architectural Review Committee Recommendations
  - f. Accept August Financial Statements
  - g. Approve Work Order No. 23 to COX Contract for Renovation of Monument Area in the amount of \$9,977.50
  - h. Ratify Approval of Annual Compliance Certificate
  - i. Consider Approval of Assignment and Assumption Agreement for Tract D Landscape Maintenance – Rothe
  - j. Consider Approval of Assignment and Assumption Agreement for Tract D Landscape Maintenance – Martinez
6. Landscape Maintenance (15 minutes)
  - a. Landscape Maintenance Report
  - b. Work Orders and Proposals
  - c. 2016-2017 Weed Control Plan
  - d. Other Landscape Maintenance
7. District Management and Operations (15 mins)
  - a. District Management Report
  - b. Clubhouse/Pool Operations
  - c. Community Activities/Programming

- d. YMCA Day Camp: Playground Usage – Coverage of Wear and Tear
  - e. Work Orders and Proposals
  - f. Other Management and Operations
8. Covenant Enforcement/Design Review (10 mins)
- a. Report/Update from Community Preservation Specialists, Inc.
  - b. Welcome Packet
  - c. Norris Design Fees
9. Financial Report/Financial Matters (15 minutes)
- a. Discuss Fund Categories
  - b. Discuss 2017 Budget/2016 Budget Amendment
  - c. Other Financial Matters
10. Legal Matters
- a. Discuss Transaction Based Conflict of Interest Letter from White Bear Ankele Tanaka & Waldron and Consider Approval of Waiver of Conflicts of Interest with Respect to the Regional Improvement Authority
  - b. Consider Approval of Regional Improvement Authority Establishment Agreement
  - c. Discuss Legal Fees Associated with Formation of the Regional Improvement Authority
  - d. Consider Appointment of Representative to the Regional Improvement Authority Board
  - e. Consider Withdrawal from Aurora Regional Improvement Authority No. 2
  - f. Update on YMCA Project and Consider Approval of Eighth Amendment to Ground Lease
  - g. Discuss Next Steps on Park Master Plan
  - h. Landscape Maintenance Responsibilities
  - i. Collections Update
  - j. Other Legal Matters
11. Directors' Items
- a. Committee Assignments
  - b. Board Vacancy
  - c. Other Director Items
12. Other Business
- a. Next Meeting: December 8, 2016 (Budget Hearing)
13. Adjournment