

WHEATLANDS METROPOLITAN DISTRICT

Regular Meeting

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

June 9, 2016 – 6:45 p.m.

Jack Lent, President	Term to May 2018
Rob Jenkins, 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

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 April 12, 2016 Special Meeting Minutes, April 14, 2016 Regular and Special Meeting Minutes and May 26, 2016 Special Meeting Minutes
 - b. Approve Claims Payable in the amount of \$143,259.62 represented by check nos. 1676-1708
 - c. Accept Water Usage Tracking Report
 - d. Approve and Ratify Covenant Enforcement Committee Recommendations
 - e. Approve and Ratify Architectural Review Committee Recommendations
 - f. Accept April 2016 Financial Statements
 - g. Approve Work Order No. 18 to COX Contract for Annual Flowers in the amount of \$6,560.00
 - h. Consider Ratification of Cooperation Agreement with Wheatlands Peak, LLC
 - i. Consider Ratification of Termination of Calhoun Easement
 - j. Consider Ratification of Termination of Ider Easement
 - k. Consider Ratification of Termination of Agreement Regarding Usage of Trails and Open Space and Payment of Related Fees (Wheatlands PA-6)
 - l. Consider Ratification of Sump Proposal from Pool Doctor in the amount of \$8,180.06
6. Landscape Committee Report (15 minutes)
 - a. Landscape Maintenance Report
 - b. Work Orders and Proposals
 - c. 2016 Weed Control Plan
 - d. Discuss Native Watering
 - e. Discuss Vision Land's Evaluation of Detention Ponds
 - f. Discuss Isolation of Irrigation on south side of Calhoun
 - g. Other Landscape Maintenance

7. Recreation/Community Activities/Programming Committee Report (15 minutes)
 - a. Clubhouse/Pool Operations Report
 - b. Work Orders/Proposals
 - i. Shade Options
 - c. Other Recreation/Community Activities/Programming
8. Property Management Committee Report (15 minutes)
 - a. District Management Report
 - b. Collections Update
 - c. Other District Management
9. Financial Report/Financial Matters (15 minutes)
 - a. Draft 2015 Audit
 - b. Audit Management Representation Letter
 - c. Consideration of Automated Bill Pay
 - d. Discuss Fund Categories
 - e. Discuss Preliminary AV
 - f. Other Financial Matters
10. Legal Matters
 - a. Update on Aurora Regional Improvement Authority and Proposed Improvements
 - i. Consider Waiver of Potential Conflicts of Interest (Kutak Rock -Special Counsel)
 - ii. Consider Waiver of Potential Conflicts of Interest (White, Bear Ankele Tanaka & Waldron –General Counsel)
 - iii. Consider Approval of Authority Agreement
 - b. Update on Grand Peaks Apartment Project
 - c. Update on YMCA Project
 - i. Consider Engagement of Kutak Rock as Special Counsel
 - ii. Consider and Approve Fifth Amendment to Ground Lease – YMCA
 - d. Discuss Next Steps on Park Master Plan
 - e. Update on Discussions with the City Regarding Landscape Maintenance Responsibilities
 - f. Discuss and Consider Proposals for Services
 - i. Management
 - ii. Property Management
 - iii. Covenant Enforcement/ Architectural Control
 - iv. Operations Fee Billing and Collection
 - g. Other Legal Matters
11. Directors' Items
 - a. Other Director Items
12. Other Business
 - a. Next Meeting: August 11, 2016
13. Adjournment