

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 6, 2022 at 7:00 p.m.
Virtual meeting held via Zoom due to State and Local
Public Health Orders related to COVID-19

Attendance

The special meeting of the Board of Directors of the Wright Farms Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Joyce Espinoza
Heidi Farfel
James A. Ray
Michael Stangoni

Absent: None.

Also in attendance were Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debra Sedgeley, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape, LLC; Judy Haberer, District Administrator; and Bernt Greene*, Commercial Fence & Iron Works.

[*Departed where indicated]

Call to Order

Director Ray noted that a quorum of the Board was in attendance and the Directors confirmed their continuing qualification to serve. The meeting was called to order at 7:08 p.m.

Disclosure Matters

The Directors reported that they had disclosed their interests as owners of property located in the District. Written disclosures of these interests have been filed with the Secretary of State.

The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Additionally, the Board determined that the participation of the

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members in attendance was necessary to obtain a quorum or otherwise enable the Board to act.

Public Comment

There was no public comment.

Approval of December 2, 2021 Meeting Minutes

The minutes of the December 2, 2021 meeting were reviewed. Upon motion made, seconded, and unanimously carried, the minutes were approved as presented.

East Boundary Fence

Mr. Erb reported that no additional easements have been received.

Mr. Erb reviewed the final access easement from Aspen Reserve Metropolitan District (“**Aspen Reserve**”). Aspen Reserve agreed to provide the easement so long as the District provides 10 day notice prior to using the easement, except in emergencies. Upon motion made, seconded and unanimously carried, the Board agreed to the proposed changes.

Mr. Bernt Greene from Commercial Fence and Iron Works discussed fence design options and construction procedures with the Board. They discussed lumber prices, potential ways to reduce the cost of the fence, and various design options that may be less expensive than the existing fence. The Board discussed design options, noting a preference for the same style fence, and whether there would be room or a desire for masonry columns. Mr. Greene will provide a couple design options for discussion at the February meeting, as well as estimates for construction costs.

[*At this time, Mr. Greene departed]

2022 Annual Administrative Matters

Mr. Erb discussed the annual affidavits to confirm each director’s continuing qualification to sit as a Board member and annual conflict of interest disclosure forms that each Board member can use to identify any potential conflicts of interest that may exist. These documents will be provided by Ms. Bright before the February meeting.

Next, the Board reviewed the 2022 annual administrative resolution, which sets forth various annual designations such as the District’s regular meeting times, meeting posting locations, Board officers and its designated election official. The Board determined to hold its regular meetings at 7:00 p.m. on the first

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Thursday of every month via videoconference/teleconference.

The Board discussed the Board officer positions and, upon motion made, seconded and unanimously carried, carried forward the same officer positions as 2021.

Upon motion made by Director Espinoza, seconded by Director Stangoni, and unanimously carried, the Board approved the 2022 annual administrative resolution.

Financial Matters

Ms. Sedgeley reviewed the cash sheet and claims payable, noting that all banking activity and claims payable were expected for this time of year.

Upon motion made, seconded and unanimously carried, the Board accepted the financials and approved the claims payable.

Drainage Project at 122nd and Ivy Court

Mr. Erb reported that this project is on hold until the spring.

Attorney Report

The design/build bid package for the Holly Crossing Park irrigation replacement will be presented once complete, sometime this spring for a fall construction project.

Mr. Erb's team reached out to Journey Websites regarding a status update, but one was not provided. It does appear that the transition is underway. The Board asked that a representative from Journey websites attend the February meeting to provide an update.

JBK Report

Mr. Ihnen reported that one of the flower beds at Wright Farms Park was lit on fire in an act of vandalism. The fire burned the ornamental grasses, but otherwise didn't cause too much damage. It will be evaluated in the spring for additional plant damage.

The stump grinding for the trees that were removed along Niagara was completed. Mr. Ihnen will evaluate these areas for installing sod in the spring.

District Administrator Report

Directors Stangoni and Espinoza will follow up with Go Play regarding playground equipment repairs.

The new signs for posting are still in progress.

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Hotline calls were related to the flower bed fire, graffiti and speeding.

Other Business

There was no other business.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:58 p.m.



[Heidi Farfel \(Feb 9, 2022 09:42 MST\)](#)

Secretary for the Meeting