

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, February 3, 2022 at 7:00 p.m.
Meeting held via videoconference.

Attendance

The regular 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.; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC, Bernt Greene*, Commercial Fence & Iron Works, and Angela Driskel*, Journey Websites.

[*Departed where indicated]

Call to Order

Director Ray noted that a quorum of the Board was present 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.

RECORD OF PROCEEDINGS

Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Public Comment

There was no public comment.

Approval of January 6, 2022 Meeting Minutes

The minutes of the January 6, 2022 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as amended.

East Boundary Fence Replacement

Mr. Greene reported that he has been on site and inspected the entire run of the fence line. He noted that there will be challenges related to structures in backyards and plant roots if the Board desires to build masonry pillars at regular intervals similar to what it did on the other District owned fence. The Board discussed this issue and alternatives, including fewer pillars and no pillars. There are also concerns about pillar spacing related to the homes that failed to provide the requested fence easement.

Mr. Greene noted that construction from the Aspen Reserve easement will greatly simplify the construction process.

Initial estimates for the fence with 21 masonry pillars is between \$200,000 and \$250,000. Removing the pillars from the project will significantly reduce the costs. Mr. Greene noted that there is no meaningful reduction in cost achieved by changing from 6x6 posts to 6x4 posts, so he recommended using the larger size. Installation of gates in the fence would cost approximately \$500 each.

The Board directed Mr. Erb to mail notices to the property owners along the fence line, inviting them to the March meeting to provide input regarding the fence design, gates, and provide additional input.

[*At this time, Mr. Greene departed]

District Website Transition Update

Ms. Driskel reported that the migration of the domains and hosting of the website from GoDaddy is complete. Journey Websites has performed a full suite of security updates and enhancements, and is working on rebuilding the website for future ease of editing.

RECORD OF PROCEEDINGS

The Board discussed providing additional pictures of the community for the website, including the fence, pavilions and playgrounds.

The Board discussed the suggestion from Ms. Driskel to create a uniform District logo that could be used on the webpage and official mailings of the District. Ms. Driskel will work on creating a logo, incorporating the existing design elements of the horse, weather vane and tress. The Board also discussed using colors from the community for the website, and using clear fonts for ease of reading.

[*At this time, Ms. Driskel departed]

East Boundary Fence
Replacement

Mr. Erb reported that Aspen Reserve Metropolitan District agreed to an additional two-foot wide permanent easement on its property for the installation of masonry pillars. Upon motion made, seconded and unanimously carried, the Board approved the easement agreement as modified.

Mr. Erb will work with Mr. Greene to review the remaining easement needed for the fence project.

Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of December 2021 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable.

The Board discussed its concern over the reduction in cash balance of the funds held in ColoEdge. Ms. Sedgeley explained that this account will fluctuate some, but over time it should result in a higher interest rate for the District.

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

Update regarding Drainage
Project 122nd and Ivy Court
Remediation Work/Sidewalk
Repair/Brantner Gulch Trail
Repair

The Board reviewed the revised proposal from CP&M to perform the work in the drainage easement and to make various other repairs in the District. Director Stangoni noted that he talked to CP&M to clarify the scope. Work will be performed as the weather permits.

RECORD OF PROCEEDINGS

Upon motion made, seconded and unanimously carried, the Board approved the proposal from CP&M for the repairs.

Attorney Report

Mr. Erb reported that a claim for repair of the fence behind 5780 E. 120th Place was submitted to and approved by the District's insurance. Mr. Erb spoke with a deputy with the Adams County Sherriff's department and it was reported that there were no signs the fire that damaged the fence was purposefully set. His office has requested a report from North Metro. Fire District.

A proposal to repair the fence in the amount of approximately \$5,700 was reviewed, and upon motion, seconded and unanimously carried, was approved.

JBK Report

Mr. Ihnen reported that he will bring final proposals for the suggested plant replacements, regarding sodding and seeding for 2022 to the March meeting.

JBK has done some snow removal following the recent snow storms.

District Administrator Report

The Board reviewed the proposals for replacement signs at Wright Farms and Holly Crossing parks, plus new signs for community postings. Mr. Ihnen suggested raising the bottom of the signs to at least two, if not three feet from the ground. This will allow the planting of taller plants in the beds around the signs and also make it easier for persons in vehicles to read the signs. The Board tabled the sign replacement pending approval of a new District logo as discussed earlier in the meeting.

The Board determined to replace the missing spring rider with a balance beam. Director Stangoni and Espinoza will obtain a proposal from GoPlay for this.

The pavilions are booked for the 3rd and 4th of July, but there has been some issue with persons trying to use the pavilions when they are not the reservation holder. The Board noted that Ms. Haberer is not to get involved in disputes and to call the sheriff if there is a dispute.

There were no unusual hotline calls to report.

Other Business

There was no other business.

RECORD OF PROCEEDINGS

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 9:24 p.m.



[Heidi Farfel \(Mar 15, 2022 21:01 MDT\)](#)

Secretary for the Meeting