

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, March 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 multiple members of the public.

[\*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 7:02 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.

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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 February 3, 2022 Meeting Minutes

The minutes of the February 3, 2022 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as amended.

### East Boundary Fence Replacement

Mr. Erb provided a summary overview of the status of the fence project over the last two years, including the steps taken to obtain the easements, construction planning, design, and anticipated timing.

Mr. Greene provided additional information regarding construction procedures, design, gate installation.

Members of the public in attendance asked questions about gate cost and maintenance, fence design, masonry pillars, timing for the project, and pet containment.

The Board discussed these items with the community, noting that due to the nature of the fence line, there will be no masonry pillars on this stretch of fence line, that the fence will be installed in the same location as the existing fence, and that gates will be allowed so long as the property opens to the open space/trail.

The Board noted that any property that has not signed the easement documents will be skipped during construction.

[\*At this time, Mr. Greene departed]

### Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of January 2022 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable.

Ms. Sedgeley noted that the conservation trust fund could be used to help with the cost of the playground repairs.

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

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

Mr. Erb reported that the contract has been signed and the work will begin as soon as weather permits.

Attorney Report

Mr. Erb reported that the fence behind 5780 E. 120<sup>th</sup> Place was repaired and insurance proceeds paid.

He next reported that police report and claim was filed regarding the damaged front entrance monument, which appears to have been hit by a car. A request for a proposal for repairs was sent to the same company that repaired the monument last time it was hit by a car.

The May 2022 director election will be cancelled because there were fewer self-nomination forms received than seats up for election.

JBK Report

Mr. Ihnen reviewed the proposals numbered 15010, 15013, 14725 and 15109 regarding turf repair, tree planting, plant repair and planting, and other beautification projects in the District. The Board reviewed and discussed each proposal. Upon motion made, seconded and unanimously carried, the proposals were approved as presented.

Mr. Ihnen noted that rose pruning will likely occur in April.

District Administrator Report

The Board directed Ms. Haberer to delay ordering all the new signage until the District's logo was prepared.

The Board discussed the need for signs at the playgrounds regarding the roots under the playground surface. Mr. Erb will prepare language and order signs.

The Board reviewed the proposal from A to Z for repair of additional playground items. Upon motion made, seconded and unanimously carried, the proposal was approved.

Other Business

The Board discussed the timing for bidding the design/build project for replacement of the irrigation system in Holly Crossing Park. Mr. Ihnen noted that this should be a fall project so that the irrigation system can operate during the summer.

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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 9:07 p.m.



Heidi Farfel (Apr 16, 2022 19:50 MDT)

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Secretary for the Meeting