

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday August 4, 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:

Heidi Farfel
James A. Ray
Michael Stangoni

Also in attendance were Jeffrey E. Erb, Erb Law, LLC; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC; Bernt Greene*, Commercial Fence & Iron Works; and the following members of the public: Charlie Klinger*.

[*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 7:11 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 members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Public Comment	Mr. Klinger noted he was attending to hear about the progress of the fence replacement project.
Minutes of July 7, 2022 Board meeting	The Board reviewed the minutes from the July 7, 2022 board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.
East Boundary Fence Replacement	<p>Mr. Greene reported that he met with Mr. Ihnen and Mr. Trujillo, the neighboring property owner at 120th Ave. regarding fence access and tree branch removal. Mr. Trujillo will provide the easement so long as the District removes the tree branches and shrubs against the fence. Mr. Greene and Mr. Ihnen will coordinate on this removal.</p> <p>Mr. Greene also reported that about 85% of the fence material has been delivered, preliminary construction notices will be provided next week, the permit has been issued, and construction is expected to begin in early September.</p> <p>[*at this time, Mr. Greene and Mr. Klinger departed]</p>
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of June 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.</p> <p>Ms. Sedgeley reported that the District's second large property tax payment was received. Overall, the general fund is within budget for 2022, with the largest expenses currently allocated to the fence project.</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p>
Attorney Report	<p>Mr. Erb reported that there are several easements to be signed by the District and recorded. He will follow up with Directors Ray and Farfel regarding execution.</p> <p>Mr. Erb reported that GoPlay will begin its playground surface repair and installation of the balance beam on or about August 24.</p>

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The Board discussed the status of the website, noting that it needs to be updated. Mr. Erb and Ms. Haberer will review the website for updates and cleanup items, and reach out to Journey Websites regarding attendance at the next meeting.

JBK Report

Mr. Ihnen reported that he prepared a proposal for the removal of turf along Holly Street and installation of lower water use plants. Comparing the cost of the installation to the savings in water, there was no financial savings and he did not recommend doing the work.

Mr. Ihnen reported that most pruning was complete, he will work with Go Play on the removal of the roots that have infiltrated the playground subsurface, and that there was an issue with some of the irrigation valves at Wright Farms park, but these have been fixed.

The Board discussed the status of the design-build contract for the Holly Crossing Park irrigation system replacement. Mr. Erb will work on these documents, with the intent to bid in the fall, and design over the winter for late winter/early spring 2023 construction.

District Administrator Report

Ms. Haberer reported that pavilion reservations have been steady.

She will have the new signs made as soon as the logos are available, and she is working on a newsletter.

A new “uneven surface” warning sign will be installed at Wright Farms Park. Ms. Haberer noted that these signs are often removed.

Other Business

The Board discussed moving its meeting back to the Wright Farms Library. Mr. Erb will follow up on availability.

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 8:43 p.m.


Secretary for the Meeting
