

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 2, 2020 at 7:00 p.m. at the Wright Farms Anythink Library at 5877 East 120th Ave., Thornton, Colorado.

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
John McMurry
James A. Ray
Michael Stangoni

Absent: None.

Also present were Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debra Sedgeley, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape, LLC; and Judy Haberer, District Manager.

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 7:00 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.

Public Comment

There was no public comment.

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Approval of December 5,
2019 Meeting Minutes

The minutes of the December 5, 2019 meeting were reviewed. Upon motion made, seconded, and unanimously carried, the minutes were approved as presented.

2020 Annual Administrative
Matters

Mr. Erb presented the Board with affidavits to confirm each director's continuing qualification to sit as a Board member. He also provided a letter outlining potential conflicts of interest and forms that each Board member can use to identify any potential conflicts of interest that may exist.

Next, the Board reviewed the 2020 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 continue holding its regular meetings at 7:00 p.m. on the first Thursday of every month at the Wright Farms Anythink Library.

The Board discussed the Board officer positions and determined to make no changes to the Board officer positions.

Upon motion made by Director Espinoza, seconded by Director Stangoni, and unanimously carried, the Board approved the 2020 Annual Administrative Resolution.

Financial Matters

Ms. Sedgeley noted that financials are not available due to the holidays and the meeting occurring early in the month.

Ms. Sedgeley reviewed the cash sheet and claims payable through January 2, 2020, noting that the interest rate on the ColoTrust account has been steadily declining. The Board discussed revisiting certificates of deposit later this year if the interest rate continues to decline and also asked for clarification of the items covered under the District's insurance.

Ms. Sedgeley noted that the 2019 draft audit should be presented to the Board within the next couple months. Strategem, who performed the audit in 2018, has merged with another CPA firm, but the same personnel should be working on the 2019 audit.

Traffic Bollards Installation
Update

Mr. Erb reported that he sent an update to the property owner about the construction status. The property owner was very thankful for the update and extremely complementary about the Board's willingness to address his concern and its dedication to

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this issue.

The Board determined to have the bollards painted in a color similar to the fence.

East Boundary Fence Replacement

Mr. Erb reported that he is still waiting on a response from Aspen Reserve Metropolitan District regarding the easement request. Director McMurry will continue working with Director Farfel to obtain the easement from the remaining property owners, with the goal of having this completed by the end of February.

Attorney Report

Mr. Erb reported that SavaTree has signed the contract and will coordinate with Mr. Ihnen on a start date. Mr. Ihnen noted that SavaTree has contact him and will start next Monday and should be completed by the end of the week.

Financials cont'd

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

JBK Report

Mr. Ihnen reported that he has started some grass pruning, but will prune the roses closer to spring.

He is working on a solution to mount the new trash cans for the parks as the mounting hardware that comes with the new trash cans may not be compatible with the existing concrete posts used to hold the existing trash cans.

District Administrator Report

Ms. Haberer reported that the newsletter is at the printer and should be mailed in February.

She will perform the annual website review and update in January.

The Board discussed the repair of the frog spring rider. Ms. Haberer noted that the price may increase since the order will be placed in 2020. The fire truck spring rider that was authorized for replacement is not currently in need of replacement.

Other Business

Director McMurry will present a plan for repair of the gates to the tennis courts.

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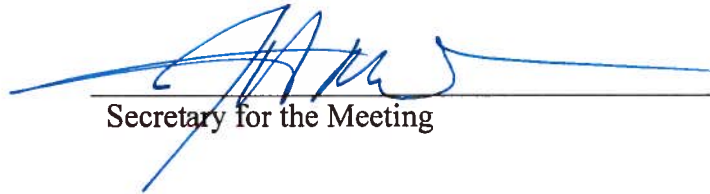
The Board discussed the need to put updated rules in the tennis courts.

Director Farfel will reach out to ColoTrust about a presentation to the Board.

Mr. Erb provided the Board a refresher on the open meeting rules related to e-mail communication between Board members.

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 7:57 p.m.



Secretary for the Meeting