

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, February 4, 2021 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:

Heidi Farfel  
James A. Ray  
Michael Stangoni

Absent: Joyce Espinoza.

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 two members of the public.

### 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 7:01 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 in attendance was necessary to obtain a quorum or otherwise enable the Board to act.

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Public Comment	Public comment was received. Both attendees stated they were interested in hearing an update about the east boundary fence project, which is on the agenda for later in the meeting.
Approval of January 7, 2021 Meeting Minutes	The minutes of the January 7, 2021 meeting were reviewed. Upon motion made, seconded, and unanimously carried, the minutes were approved as presented.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of December 2020 including the balance sheet, general fund and conservation trust fund, tax receipts, credit card activity and water use.</p> <p>Ms. Sedgeley reviewed the cash sheet and claims payable, noting that the Wells Fargo credit card will be closed after this cycle and all water billing moved to the new First Bank card.</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials and approved the claims payable as presented.</p>
East Boundary Fence Replacement	Mr. Erb summarized the status of the project, noting that 24 of 40 easements have been received and of the 16 remaining, 3 were pending due to additional questions about the project. The Board discussed options regarding next steps, including reaching out the property owners about the project status and restarting efforts to obtain the remaining easements. The Board directed Mr. Erb to prepare an updated letter for all of the property owners and to restart efforts to obtain the remaining easements.
Traffic Bollards Installation Update	Mr. Erb reported that Adams County is currently not willing to provide an encroachment agreement for the bollards, noting that the bollards are a "public safety hazard." The Board discussed options for next steps, noting that there is likely community support for the bollards and the improved safety provided to the homes, and ultimately asked Mr. Erb to ask for clarification on the specific public safety hazard referenced.
Drainage Project 122 <sup>nd</sup> and Ivy Court	<p>Mr. Erb reported that he confirmed that the property is owned by Adams County but the District is responsible for maintenance of the stormwater features.</p> <p>The Board reviewed the proposal from Daley Land Surveying to</p>

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survey the easement area to confirm property line locations and the location of improvements. Upon motion made, seconded and unanimously carried, the property was approved as presented.

## Attorney Report

Mr. Erb reported that the fence repair at 12301 Ivanhoe Street should have been completed this week, and if not, the following week.

The concrete grinding is complete.

## JBK Report

Mr. Ihnen reported that he has been responding to utility locate requests as now set up via 811.

Annual flowers will be installed in May, the grass pruning is complete and roses will be pruned in the spring.

## District Administrator Report

Ms. Haberer reported that the newsletter was submitted for mailing last week.

She has only received one hotline call.

Ms. Haberer noted that there is some sinking in the playground surface at Wright Farms park. She will follow up with GoPlay regarding the issue and potential solutions.

No letters of interest have been received regarding the board vacancy.

## Other Business

The Board discussed the potential for assisting Glacier Peak Elementary School with cleanup of dog waste on school property, noting that the school is in the District's boundaries but the property is owned and maintained by the school, not the District. Ms. Haberer will follow up with the school to see if the school can address the issue.

## 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 8:46 p.m.

## Heidi Farfel

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Secretary for the Meeting

**Signature:**   
[Heidi Farfel \(Mar 18, 2021 20:22 MDT\)](#)

**Email:** [hrdfarfel@gmail.com](mailto:hrdfarfel@gmail.com)