

# 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, February 6, 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; Judy Haberer, District Manager, Brent Turner\* with ColoTrust; and one member of the public, Juan Parache.

[Departed meeting 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.

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	There was no public comment.
Approval of January 2, 2020 Meeting Minutes	The minutes of the January 2, 2020 meeting were reviewed. Upon motion made, seconded, and unanimously carried, the minutes were approved as presented.
Presentation from ColoTrust	<p>Mr. Turner from ColoTrust provided a presentation to the Board about ColoTrust, including its purpose, the types of investments it invests in, its management style and fees, and its competitors.</p> <p>*Following his presentation, Mr. Turner departed at 7:45 p.m.</p>
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of December 2019, including the District's balance sheet, general fund, conservation trust fund, property tax collection, and water use.</p> <p>Ms. Sedgeley reviewed the cash sheet and claims payable through February 6, 2020. The Board discussed various invoices for payment and asked Ms. Sedgeley to follow up.</p> <p>Ms. Sedgeley presented the audit engagement letter for the 2019 audit with Strategem, who performed the audit for 2018. Upon motion made, seconded and unanimously carried, the audit engagement was approved as presented.</p> <p>The Board requested that Ms. Sedgeley provide a memo explaining her firm's technology fee.</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 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 March.
Traffic Bollards Installation Update	Mr. Erb will follow up with CP&M on when this work will be scheduled for this year.

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## Attorney Report

Mr. Erb presented the revised proposal for replacement of the frog spring rider in Holly Crossing Park. Upon motion made, seconded and unanimously carried, the revised proposal was approved and ratified.

## JBK Report

Mr. Ihnen reported that most work has focused on snow removal. JBK is trying to go paperless, so invoices will be provided electronically going forward, and will continue to itemize hourly items and regular payments.

A large tree in Brantner Gulch was removed.

Mr. Ihnen reported that he priced new trash cans, which are about \$1,600 each, installed. Instead of this route, he is proposing to remove the existing trash cans and have them cleaned and re-powder coated. He has obtained quotes for this, which come out to approximately \$900 per trash can. He will bring a full proposal to the March meeting.

## District Administrator Report

Ms. Haberer reported that the library is not available for the regular April meeting. Upon motion made, seconded and unanimously carried, the regular April meeting was moved to April 16, 2020.

## Other Business

The Board discussed the need to put updated rules in the tennis courts and adjust the access gates.

## 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 8:40 p.m.



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Secretary for the Meeting