

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, March 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:

Joyce Espinoza
Heidi Farfel
James A. Ray
Michael Stangoni

Absent: None.

Also in attendance were: Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debra Sedgeley, CliftonLarsonAllen, LLP; and Judy Haberer, District Administrator.

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	There was no public comment.
Approval of February 4, 2021 Meeting Minutes	The minutes of the February 4, 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 January 2021 including the balance sheet, general fund and conservation trust fund, tax receipts, credit card activity and water use. The Board noted a need to correct a budget lines item description from "lease interest" back to "east boundary fence." Ms. Sedgeley noted that this was likely a data entry error and she will get it fixed.</p> <p>Ms. Sedgeley reviewed the cash sheet and claims payable, noting that this likely the last cycle for billing related to the Wells Fargo credit card.</p> <p>Ms. Sedgeley reviewed the District's draft 2020 audit. She noted that it includes two additional government-wide statements which convert the modified accrual accounting presented in the monthly financial statements to full accrual accounting. The audit also includes statements prepared under the modified accrual basis of accounting. Overall, she noted that the District is in a very healthy financial position and there are no concerns. The final audit will be presented for approval at the April meeting.</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 updated and current letters were sent to all of the east boundary fence property owners at the end of February. A few phone calls have been received expressing support for the project. However, no new easements have been received. He will follow up with the property owners in a couple weeks, to give them time to send in the easements.
Drainage Project 122 nd and Ivy Court	The Board reviewed the survey prepared by Daly Land Survey. The Board noted that there was a slight encroachment into the easement by a couple fence lines, but that it should not prevent the planned remediation work. The Board discussed the needed

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drainage repairs, including installation of rip-rap and continuation of the sidewalk. Mr. Erb will reach out to CP&M for additional detail and attendance at the April board meeting.

Traffic Bollards Installation Update

The Board discussed the current status of the bollard discussion with Adams County, and determined to revisit the issue at the April board meeting.

Attorney Report

The fence repair at 12301 Ivanhoe Street is complete, but staining has not yet been performed.

JBK Report

There was no JBK report.

District Administrator Report

The Board reviewed the proposal from Go Play regarding the repair of the playground surface at the Wright Farms Park toddler playground. The surface is likely sinking due to sprinkler issues or tree roots. Various options were presented for repair, including injecting foam or replacing the surface completely. The Board determined to continue the discussion to the next meeting following input from Mr. Ihnen.

The newsletter mailing was delayed due to the need to renew the bulk mail permit. The permit has been renewed and the newsletter will be mailed.

Website updates should be live in approximately one week.

The Board determined to not renew its domains of wrightfarmsmetro.com and WFMD.org.

Other Business

The Board discussed the receipt of the SDA newsletter by the 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 8:49 p.m.

Heidi Farfel

Secretary for the Meeting

Signature: 
Heidi Farfel (Apr 5, 2021 17:51 MDT)

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