

# 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, April 1, 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: Kim J. Seter, Seter & Vander Wall, P.C.; Debra Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator and Mark C. Rehm of Community Preservation & Management, LLC

### 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 7:05 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.

Drainage Project 122<sup>nd</sup> and  
Ivy Court

Item No. 5 on the agenda was taken out of order to allow Mr. Rehm to leave the meeting if he desired. Director Ray noted that he had reviewed the grading and concrete proposal from CP&M dated January 6, 2021 for \$35,529.00 and inquired if there were any changes. Mr. Rehm noted there were no changes. The Board reviewed the surveyor's drawing and discussed the location and extent of the work and materials to be used. Mr. Ihnen concurred with the plan and materials. It was noted that the west side of the drain pan needs work but no proposal had been presented yet. Mr. Rehm confirmed that he would talk to the adjacent property owners as necessary for removal of steps and other homeowner property. Mr. Rehm noted that the proposal does not include any work adjacent to Lots 12 and 13. The cost would be approximately \$7,500. He will provide a proposal including that area. Mr. Rehm confirmed for Director Stangoni and Director Espinoza that no work will be done on homeowner property and everything will be cleared with the County. The Board, upon motion made and seconded, unanimously approved the proposal and an additional \$7,500 for the area adjacent to Lots 12 and 13. Mr. Rehm expects to start the work around Memorial Day or the 1<sup>st</sup> of June.

Approval of March 4, 2021  
Meeting Minutes

The minutes of the March 4, 2021 meeting were reviewed. Director Stangoni questioned whether there were other domain names that were discontinued in addition to the two mentioned under the District Administrator's Report. Ms. Haberer clarified that she cancelled Wrightfarmsmetro.com and WFMD.org. The District kept wrightfarmsmetropolitandistrict.co and WFMD.CO. Upon motion made, seconded, and unanimously carried, the minutes were approved as presented.

Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of February 2021 including the balance sheet, general fund and conservation trust fund, tax receipts, credit card activity and water use noting that there was not much activity since the last report.

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.

Ms. Sedgeley noted that JBK had received a lot of utility locate calls which have been paid for.

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The Wells Fargo credit card was closed the week before the meeting as there had been some fraudulent transactions on one of the cards. The transactions will not be completed and there is no need to approve them.

Director Stangoni questioned why the District had a \$3,000 credit for water. Ms. Sedgley stated that an invoice had been paid twice and the credit would be used in future billing cycles.

Ms. Sedgley noted the District currently has \$2,584,000.00 in its cash reserves.

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

The Board reviewed the audit noting the unqualified opinion of the auditor and accepted it upon motion made and unanimously carried.

East Boundary Fence  
Replacement

Mr. Seter reported that there was nothing new on this matter.

Traffic Bollards Installation  
Update

The Board moved this matter to the end of the agenda.

Attorney Report

Mr. Seter presented and the Board approved the Resolution Adopting the State Archives Manual for Records Retention

JBK Report

Mr. Ihnen reported that JBK is working along 120<sup>th</sup> installing backflow preventers and adjacent controllers for spring. Tree well work and mulch backfilling starts tomorrow and weed spraying will begin shortly. Cobble will be removed from gutters and other areas and replaced now that snow removal operations are over. Flowers will be planted after Mother's Day.

Ms. Haberer inquired if JBK had examined the playground surface material that was dipping 6"-8". Go Play, Inc. believed sprinklers may be eroding underneath the surface material. Mr. Ihnen will work with the company to determine what is happening and make repairs. Director Stangoni asked whether foam injection should be done to fill the voids. Mr. Ihnen said he would look into that process and report back.

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District Administrator Report Ms. Haberer had nothing new to report regarding the Go Play, Inc. surface.

The appearance of the newsletter is being cleaned up before mailing.

Ms. Haberer would like to have all communications come by text as she checks these daily. The Board agreed to use texting on the Hot Line for communications and authorized Ms. Sedgley to upgrade the phone service for unlimited texting.

Traffic Bollard Installation Discussion Mr. Seter reported that this project was not approved by the County and an order issued to remove the Bollards. The Board discussed various ideas to address the homeowner's concern that cars crash into his back yard from the intersection. The Board generally agreed that the bollards must be removed. The Board explored whether there was any other project the County would approve for the District to assist the homeowner. There were none that seemed feasible.

Other Business

Upon motion made and seconded, the Board voted to remove the bollards. Director Espinoza voted against the Motion.

Mr. Seter was directed to contact Mr. Rehm to have the bollards removed when equipment is on site for the 122<sup>nd</sup> and Ivy Court easement project. Mr. Seter also stated that he would contact the County and obtain an extension on the compliance deadline. Finally, Mr. Seter was directed to provide a letter to the home owner advising that despite the District's best efforts the bollards would be removed.

Ms. Haberer inquired about new park rules to address COVID-19 restrictions. The Board advised that she should require compliance with Tri-County Health regulations.

Finally, the Board directed Ms. Haberer to send park reservation deposits to Ms. Sedgley for deposit into the District account until a refund is warranted.

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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 8:55 p.m.



Heidi Farfel (May 13, 2021 17:06 MDT)

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Secretary for the Meeting