

# 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, May 6, 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

### 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 7:07 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.
Minutes of April 1, 2021	The draft minutes of the April 1, 2021 meeting were discussed and upon motion made, seconded and unanimously carried were approved as presented.
Drainage Project 122 <sup>nd</sup> and Ivy Court	Mr. Seter noted that the Board had approved the proposal from Mr. Rehm's firm for this work and that Mr. Rehm will begin the work around June 1, including the removal of the bollards. Mr. Seter noted that he was confused as to whether there was an additional \$7,500 of work adjacent to Lots 12 and 13 for which Mr. Rehm was to provide a proposal. It was determined that the \$7,500 was authorized but no additional work would be required because the property is owned by the adjacent home owners.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of March 2021 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 continuing activity in the Wells Fargo account which will be closed once all bills have cleared.</p> <p>The \$3,000 credit for water was still in the financial statements because there had been insufficient water usage to use up the credit.</p> <p>Ms. Sedgeley noted the District currently has \$2.5 million in cash reserves and approximately 47.55% of the assessed property taxes has been received.</p> <p>First Bank checks 1022 through 1029 were discussed and upon motion made, seconded and unanimously carried, the financial reports were accepted and approved.</p>
East Boundary Fence Replacement	Mr. Seter reported that there was nothing new on this matter.
Traffic Bollards Installation Update	Mr. Seter stated that he had communicated with the County and obtained an extension of the compliance deadline to the middle of June. He had also contacted Mr. Rehm of CP&M ,who will remove the bollards when he has equipment on site for the easement work. The Board directed Mr. Seter to inform Mr.

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Rehm that; (1) work on the projects was not to begin until he contacted Seter & Vander Wall to demonstrate that County approval was obtained; and, (2) after completion he is to contact JBK for re landscaping of the area.

## Attorney Report

Mr. Seter noted that the District had \$3,600 in safety grant funds available. A discussion followed regarding potential use of the funds. Possibilities included time, materials and storage of backflow device removal and reinstallation, playground repairs or replacement and inspections, installation of bollards, security lighting and security patrol costs; and, material and supplies for COVID-19 protection for the District Administrator. Ms. Sedgeley was directed to work on reimbursement related to the bollards and the security patrol and to work with Mr. Seter if there were concerns about requesting payment for the bollard installation.

## JBK Report

Mr. Ihnen reported that JBK is working approximately 200 utility locates.

There was a water main break at 120<sup>th</sup> and Niagara. A street sign had been installed that broke the line. He does not know if there was a failure to request a locate or whether he missed the locate. Mr. Ihnen was directed to provide information regarding the location to Mr. Seter to determine who installed the sign and to seek reimbursement for the cost of the break if appropriate.

Fertilization and aeration will begin shortly. Flowers will be planted after Mother's Day.

Mr. Ihnen talked to the installer of the playground matting. It will likely not be possible to lift the mat, grind the tree roots and replace it as the mat will break. The tree roots are surfacing because of years of drought. He was unable to get pricing for mat replacement yet; but it would likely be best to remove the trees and replace the entire mat.

Wednesday will be mowing day; irrigators will follow the mowing. Director Stangoni requested that irrigators ensure sprinklers are not hitting fencing. Mr. Ihnen confirmed that they will be made aware of and address the concern.

Director Espinoza inquired who owns the pine trees at the Jasmine and Ivy intersection they are ragged and in need of

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attention. Mr. Ihnen believes the home owner planted them but he will trim them and clean them up. He believes there were originally three and two of them may be dead. One has grown very quickly probably because of run off from the lawn.

## District Administrator Report

Ms. Haberer stated that both pavilions are rented through May. May 15 is a graduation day and she has been asked if a tent could be set up in the park for a party away from the previously rented pavilion. The Board stated that a home owner could set up their own area as long as they don't interfere with others and clean up after themselves when done. If there is any trouble among the two parties, the sheriff will be called.

Gabriel Moncada does not return phone calls in a timely manner in order to have notices and minutes posted to the website. He is supposed to teach Ms. Haberer to post items to the page but they have not been able to coordinate that activity. Ms. Haberer is to send Mr. Moncada an email setting up a time and copy Director Ray. Ms. Sedgeley has contacts for other website providers who could assist and will forward the names to Ms. Haberer.

Ms. Haberer would like to have all communications come by text. Ms. Sedgeley had attempted to change the phone service to unlimited texts but cannot do so without obtaining a code forward to the phone. Ms. Sedgeley and Ms. Haberer have been unable to coordinate this process but will do so.

## Playground Surface Damage From JBK Report (Continued)

The Board returned to further discussion of the playground surface damage. Director Ray noted that it appears removal of the trees and replacement of the playground mat may be required. Mr. Ihnen stated he would still try to lift the mat, grind the roots and fill the area with sand before laying the mat back down. The idea of injecting foam has been rejected because the roots remain at the surface creating hard spots. Mulch and pea gravel was discussed and rejected.

Mr. Ihnen was asked to prepare a proposal to remove the trees and replace the matting. Mr. Ihnen will present the proposal at the next meeting and will also obtain more information about options. Mr. Seter was directed to add an item to the next meeting agenda regarding this matter.

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Other Business

Director Farfel noted that she is still following up with Tri-County Health to determine rules for the parks that she will pass on to Ms. Haberer.

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 8:53 p.m.

  
[Heidi Farfel \(Jun 7, 2021 13:35 MDT\)](#)

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Secretary for the Meeting