

# RECORD OF PROCEEDINGS

---

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

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, May 7, 2020 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  
John McMurry  
Michael Stangoni

Also present were Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen, JBK Landscape, LLC.

### 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 7:09 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.

### Public Comment

There was no public comment.

# RECORD OF PROCEEDINGS

---

Approval of March 5, 2020  
Meeting Minutes

The minutes of the March 5, 2020 regular meeting were reviewed. 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 March 2020 and its schedule of cash position.

She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and accounts payable. Ms. Sedgeley noted that property tax payment should generally stay on schedule since payments are usually made by an owner's lender. She expects the next large payment of taxes to be received in July.

Ms. Sedgeley reviewed the claims for ratification and claims payable and noted that there are not any unusual expenses.

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

Next, Ms. Sedgeley reviewed the District's 2019 audit. The auditor provided a clean audit opinion and the audit was filed on time. She reviewed the audit, noting that it presents financial information similar to what was shown in the 2019 year-end financials.

Upon motion, seconded and unanimously carried, the Board accepted the 2019 audit as presented.

East Boundary Fence  
Replacement

Mr. Erb reported that obtaining the remaining easements is on hold due to the COVID-19 crisis, but that most have been obtained. He will prepare an updated status chart so that final easements can be obtained when allowed. One additional easement is required for the middle third of the fence line, and there may be an option for the easement to be notarized remotely under recently issued new guidelines.

Traffic Bollard Installation

Mr. Erb reported that he has not received an updated schedule from CP&M regarding the bollard installation. Ms. Sedgeley stated she will follow up with CP&M and forward their response.

# RECORD OF PROCEEDINGS

---

## Attorney Report

Mr. Erb presented the agreement with Creative Masonry regarding the repair of the monument at 123<sup>rd</sup> and Holly Street. The insurance claim has been submitted and covered by insurance, excluding the District's \$500 deductible. Upon motion made, seconded and unanimously carried, the agreement was approved as presented.

The Board discussed the current State of Colorado and Tri-County public health orders regarding the closure of the playgrounds, tennis and basketball courts, and the pavilions. Mr. Erb will verify the closure status of the tennis and basketball courts, as well as the pavilions. Ms. Haberer noted that there are a few pavilion reservations in the upcoming weeks that need to be cancelled. The Board asked Mr. Erb to prepare a form cancellation letter that Ms. Haberer can use under the assumption that the pavilions are to be closed.

## JBK Report

Mr. Ihnen reported that pre-emergent weed control was applied.

He noted that the late frost injured a lot of plants. He has cut many of the plants back and hopes they will all make it, but it is too early to tell.

Irrigation is on and running.

Eight of the trash cans have been powder coated and reinstalled. He has taken the remaining cans in for powder coating and hopes to have them back in the next month.

Native grasses in Brantner Gulch have been mowed and trash cleaned up.

## District Administrator Report

Ms. Haberer reported that the annual playground inspection was performed, with high priority items presented for approval in Estimate 1043. The Board reviewed and discussed the items to be repaired. Upon motion made, seconded and unanimously carried, the repair work was approved as presented.

The hotline has been quiet.

The newsletter will be delayed due to the temporary closure of North Metro Services, who prints the newsletter.

# RECORD OF PROCEEDINGS

---

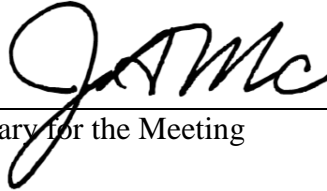
Other Business

Director McMurry has reached out to Coatings Inc. about resurfacing the basketball court. He will continue to follow up.

The Board discussed damage to the fence at or near 12311 Jasmine Street. Ms. Haberer will follow up.

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 8:24 p.m.



---

Secretary for the Meeting