

# 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, June 3, 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.; 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 in attendance 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.

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Public Comment	There was no public comment.
Approval of May 6, 2021 Meeting Minutes	The minutes of the May 6, 2021 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as presented.
Drainage Project 122 <sup>nd</sup> and Ivy Court Remediation Work	<p>The Board discussed the drainage project at 122<sup>nd</sup> and Ivy. The remaining step before seeking a permit from Adams County is to have the location of the proposed sidewalk added to the survey already prepared for this area. Mr. Erb will reach out to Daley Land Survey regarding the addition.</p> <p>The Board discussed the removal of the bollards, noting that the contractor for the drainage work would like to remove the bollards when they come on-site for the drainage work to minimize mobilizations. Mr. Erb will provide an update to Adams County.</p>
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of April 2021 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and claims payable. She noted that irrigation water use has not yet started and she expects an increase in water bills going forward into the summer. Ms. Sedgeley also noted that all of the Wells Fargo accounts are now closed. Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p> <p>Next, Ms. Sedgeley reported that all of the safety grant fund money will be paid to the District from the insurance pool.</p> <p>Ms. Sedgeley discussed with the Board an alternative website maintenance provider, who can monitor and update the District's website in a more timely manner than the current provider. Ms. Sedgeley will have the provider attend the July meeting for a presentation.</p>
East Boundary Fence Replacement	Mr. Erb reported that a couple new easements have been received since the last meeting, and he received feedback from a homeowner about helping convince the remaining neighbors to provide the easement. Mr. Erb will coordinate with the Board about neighborhood outreach during the next month.

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## Attorney Report

There was no additional attorney status report.

## JBK Report

Mr. Ihnen reported that the irrigation line at 120<sup>th</sup> and Niagara was damaged when a pedestrian crossing sign was installed. The repair cost was about \$280. The Board determined not to move forward with finding out who damaged the line because the cost to do so will exceed the repair cost.

Mr. Ihnen discussed the tree root issue below the playground at Wright Farms Park. The tree root is under the playground surface and is pushing up the safety padding. The tree could be removed, but the surface will need to be repaired or replaced after removal of the tree root. Mr. Ihnen noted that a similar issue is occurring at Holly Crossing Park. The Board asked Mr. Ihnen and Ms. Haberer to coordinate with GoPlay on meeting on site to determine the best solution to the current problem and help avoid it from happening again in the future.

Mr. Ihnen provided an update on the maintenance schedule for the year, noting that mow days will be Wednesday, that there will be some drain cleanup due to the heavy rains, and the irrigation plan for the summer.

## District Administrator Report

Ms. Haberer discussed the need to refurbish or replace the signs in the District used for posting meeting notices and pavilion reservations. The Board noted that replacement may be a better option due to the age of the signs. Ms. Haberer will follow up on replacement options.

The Board discussed an issue with people walking their dogs on the tennis courts and not cleaning up after their dogs. The Board noted the need to get the rules posted and approved having Pet Scoop add this to their cleanup areas.

There is a broken swing at Holly Crossing Park. Ms. Haberer will work with Playground Safety Consultants to have it fixed at the same time they visit to look at the playground surface issue.

## Other Business

The Board noted that there is significant damage to the sound barrier wall along 120<sup>th</sup>, which is owned by Adams County. Mr. Erb will follow up on the status of the repairs.

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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 8:32 p.m.



[Heidi Farfel \(Jul 12, 2021 10:21 MDT\)](#)

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Secretary for the Meeting