

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, June 4, 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; Jim Ihnen, JBK Landscape, LLC; and the following members of the public: Charles and Judy Klingler.

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 7:07 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 present was necessary to obtain a quorum or otherwise enable the Board to act.

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Public Comment	Mr. Klingler noted that he is joining the meeting to hear about the status of the fence project.
Approval of May 7, 2020 Meeting Minutes	The minutes of the May 7, 2020 meeting were reviewed. Ms. Sedgeley requested a few edits. The Board deferred the approval of the minutes until the next regular meeting.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of April 2020 and its schedule of cash position.</p> <p>She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and accounts payable. Ms. Sedgeley noted that over 50% of the District's property taxes have been received to date. She does not expect any meaningful impact to the District's tax collection for the year.</p> <p>Ms. Sedgeley noted that she has been informed that preliminary assessed valuations provided by the County will not be available until mid to late October. This is much later than usual and will impact the District's draft 2021 budget because updated valuation will not be available when the draft budget is due to the Board.</p> <p>Next, Ms. Sedgeley reviewed the cash sheet, noting that the ColoTrust interest rate has been rapidly dropping.</p> <p>Ms. Sedgeley reviewed the claims for ratification and claims payable.</p>
East Boundary Fence Replacement	<p>Mr. Erb reported that no new easements have been received since the last meeting. Due to the COVID-19 restrictions on social interactions, it has been difficult to have easements signed and notarized. To date, twenty-four easements have been received, with thirteen no responses and 3 easements pending delivery.</p> <p>The Board noted that it is still prioritizing this project and hopes to get it built in 2020, but it may be pushed into 2021.</p>
Traffic Bollard Installation	Mr. Erb reported that CP&M was to begin construction on June 1. Director Farfel reported that she observed construction beginning, with excavation and traffic control underway. Director McMurry will visit the site for observation periodically

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during construction. Construction should be complete before the July meeting; Mr. Erb will ask CP&M for an estimated completion date.

Attorney Report

Mr. Erb reported that pursuant to Public Health Order 20-28 issued on June 2, 2020, the playgrounds, tennis and basketball courts may reopen for use, subject to no more than 10 users at a time. The Board discussed potential signage, noting that it is each person's responsibility to know and follow the public health orders. Mr. Erb noted that the pavilions are to remain closed under the same order. Ms. Haberer will post an update on the webpage and in the notification kiosks at the parks.

The Board discussed having Lightning Mobile perform weekly cleanings of the playgrounds and to inquire into whether they have any anti-viral treatments available. Upon motion made, seconded and unanimously carried, the Board approved up to \$1,500 for additional cleanings and asked Ms. Haberer to follow up with Lightning Mobile for the work.

Financials cont'd

Director Stangoni noted that there is a charge from Lightning Mobile to remove graffiti from the sound barrier wall along 120th Ave. The Board noted that this wall is owned by Adams County, but it is unlikely that Adams County would remove the graffiti.

Upon motion made, seconded and unanimously carried, the Board accepted the financials and approved the claims presented for ratification and approval.

JBK Report

Mr. Ihnen reported that the City of Thornton may not be reading meters at their usual pace, and it may result in a couple months of water bills being charged in the same month.

Irrigation is running regularly, and there were some leaks repaired in Wright Farms Park. Annual flowers have been planted, and the roses and grasses that were injured by the late frost, seem to be coming back.

The trash can repair and powder coating has been delayed, and Mr. Ihnen hopes to receive the 8 remaining trash cans back for installation this month.

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District Administrator
Report

Ms. Haberer noted that there are a few pavilion reservations that will be cancelled. Otherwise, it has been relatively quiet.

Other Business

Director McMurry followed up with Coatings Inc. about resurfacing the basketball court and he will continue to 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 8:32 p.m.



Secretary for the Meeting