

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, July 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 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 7:07 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.

RECORD OF PROCEEDINGS

Public Comment	There was no public comment.
Approval of June 3, 2021 Meeting Minutes	The minutes of the June 3, 2021 meeting were reviewed. A change to page 3 was requested to clarify the proper party for the repair of the swing sets. Upon motion made, seconded and unanimously carried, the minutes were approved as amended.
Website Proposal	The Board heard a presentation from Journey Websites regarding hosting, managing and improving the District's website. Journey will migrate and host the District's website, and provide monthly security updates and content updates, including posting of meeting agendas and minutes. They can also build out an on-line reservation system for the pavilions. There is an initial cost to migrate and host the website, after which the monthly services will be provided for a monthly rate. The Board discussed the hosting proposal, upgrades and updates to the website, and the appropriate level of monthly services needed. Upon motion made, seconded and unanimously carried, the Board determined to hire Journey Websites for website hosting and management, with the Summit Plan for monthly maintenance.
Drainage Project 122 nd and Ivy Court Remediation Work	Mr. Erb reported that an updated drawing showing the proposed sidewalk was received from the surveyor and forwarded to CP&M for submittal to Adams County for a permit.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of May 2021 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and claims payable.</p> <p>Property tax collections are on schedule and expenses are tracking well behind budget for the year. The Board discussed the allocation of certain expenses to different budget categories and how expenses are tracked.</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p>
East Boundary Fence Replacement	Mr. Erb reported that no new easements were received since the last meeting.

RECORD OF PROCEEDINGS

Attorney Report

Mr. Erb reported that he contacted Adams County regarding the damage and hole in the sound barrier wall along E. 120th Ave. Director Ray noted that the hole is marked with caution tape, but otherwise has not been repaired.

Mr. Erb reported that the installation of a pest waste station at the tennis courts was approved by the school. The pet waste station will be installed between the stairs, near the existing trash can. Upon motion made, seconded and unanimously carried, the Board approved up to \$1,500 for the purchase and installation of the pet waste station by JBK.

Finally, Mr. Erb reported that a new law allowing virtual meetings passed through the Colorado legislature and is awaiting signature by the governor. Once enacted, the law will allow the Board to meet in person within the District, meet virtually, and blessed as valid all of the virtual meetings held over the past year due to the COVID-19 public health emergency.

JBK Report

Mr. Ihnen reported that he met with GoPlay regarding the tree root infiltration under the playground safety mats at both Wright Farms and Holly Crossing Parks. The recommended solution is to remove the offending trees, remove the safety surface as needed to grind the roots, and replace the safety surface. Since this will cause the playgrounds to be unusable for a while, he recommended that the work be performed in the fall after playground use drops off from the summer peak. The estimated costs to remove the trees by JBK and for the removal and replacement of the safety surface by GoPlay is, together, approximately \$18,000. The Board will revisit this item again at the August or September Board meetings.

Mr. Ihnen reported that there are at least 5 cottonwood trees requiring removal due to declining health, plus some additional tree pruning that needs to be performed. He will work on a proposal for review in the fall for pruning, with tree replacement in the spring.

District Administrator Report

Ms. Haberer reported that the basketball nets need to be replaced in Holly Crossing Park, that the tennis court rule signs are being prepared and that she'll work on the other signs once the tennis court rules are complete. Playground Safety Consultants

RECORD OF PROCEEDINGS

repaired one swing and is fixing another, and will provide its playground inspection report for the next meeting.

The pavilions are booked for the 3rd and 4th of July, but there has been some issue with persons trying to use the pavilions when they are not the reservation holder. The Board noted that Ms. Haberer is not to get involved in disputes and to call the sheriff if there is a dispute.

Other Business

There was no other business.

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 9:12 p.m.



Heidi Farfel (Aug 12, 2021 15:45 MDT)

Secretary for the Meeting