

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, July 2, 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 7:05 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.

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Approval of May 7, 2020
and June 4, 2020 Meeting
Minutes

The minutes of the May 7, 2020 and June 4, 2020 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 May 2020 and its schedule of cash position.

She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and accounts payable. She noted that payables have increased due to irrigation water use.

Next, Ms. Sedgeley reviewed the cash sheet, noting that the ColoTrust interest rate has been rapidly dropping. The Board discussed potential certificates of deposit as an alternative to ColoTrust, but ultimately determined not to move forward with a certificate of deposit at this time.

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

East Boundary Fence
Replacement

Mr. Erb reported that no new easements have been received since the last meeting, but he will keep working on it.

Traffic Bollard Installation

The bollards have been installed. CP&M is ready to install the sidewalk, but is having issues with Adams County issuing the permit. The Board noted that this is unexpected since the plans were presented for review and approval to Adams County prior to the project starting. Mr. Erb will work with the neighboring property owners on having an easement or license provided to the District and otherwise follow up with Adams County and CP&M on the issue.

Attorney Report

There was no additional attorney status report.

JBK Report

Mr. Ihnen reported that the remaining trash cans have been powder coated and re-installed. He will perform some pruning next week and noted that there is some tree damage that needs to be addressed. He noted that the heavy rains are still washing out the rocks in certain areas of the District, and that repair can be most easily accomplished by installing larger rocks.

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District Administrator
Report

Ms. Haberer reported that she received a couple phone calls complimenting the District on how quickly it removed and trimmed the trees damaged in the recent storm, and the good maintenance of the Branter Gulch trail.

Ms. Haberer noted that she is still denying pavilion reservations. The pavilions remain closed in compliance with the Governor's order.

The Board discussed the proposal for cleaning and sanitizing of the playground equipment, noting the low use of the playgrounds, the cost involved in additional cleanings, and the risk posed by the playground which is outside. The Board requested Ms. Haberer to contact Lightning Mobile about extra power washing for the playground equipment, which should be about \$100 per month more but declined the sanitizing

Other Business

The Board reviewed and discussed the proposal from Coatings, Inc. for the resurfacing and restriping of the basketball courts. The Board had a few additional follow up questions regarding the potential need for a vapor barrier and colors. Director McMurry will follow up with Coatings, Inc. regarding these questions. Upon motion made, seconded and unanimously carried, the Board approved up to \$16,000 for resurfacing the basketball court. The Board requested that Mr. Erb obtain a proposal for the fence staining project.

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