

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, August 6, 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 Russ Newton, Seter & Vander Wall, P.C.; Debbie Sedgeley, CliftonLarsonAllen, LLP; and Judy Haberer, District Administrator.

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 7:11 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 July 2, 2020
Meeting Minutes

The minutes of the July 2, 2020 special meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved subject to adding to the “Other Business” section the Board’s request for legal counsel to procure a proposal for fence staining.

Financial Matters

Ms. Sedgeley reviewed the District’s financials through the end of June 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 98.34% of property taxes have been collected, but specific ownership taxes and conservation trust revenue will be under budget, and the assessed valuation for budget year 2021 may decrease. She noted an increase in the District’s assets from the addition of trash receptacles and a positive variance on the District’s expenditures. She explained that water usage has increased compared to the prior two years, and the Board attributed the increase to the dry summer and potential maintenance needs on the Niagara system.

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.

Ms. Sedgeley explained that both June and July invoices were payable, as some June invoices were not submitted prior to the June Board meeting. The Board reviewed the invoices for claims payable, noting that the \$15 additional charge from Pet Scoop is for additional services on 120th Avenue.

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

East Boundary Fence
Replacement

Mr. Newton advised that there are no substantive updates on this matter.

Traffic Bollard Installation

Mr. Newton reported that Mr. Erb has discussed the permit and notice of violation matter with the code enforcement officer, public works, and the Adams County attorney’s office. The plan is for the District to survey the location to determine if the

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bollards are in fact in the right-of-way. Daley Land Surveying has agreed to perform the work and should be on site this week or next. Upon motion, second and unanimous vote, the Board approved the proposed agreement with Daley Land Surveying to perform the work. There should be a “stay” of the enforcement process pending results of the survey based on communication with the attorney’s office and the code enforcement officer.

Attorney Report

Mr. Newton advised that information on the conversion to Tier 1 on Colorado’s 811 system is in the Board’s meeting packet. Ms. Sedgeley explained how the system works compared to Tier 2 procedures, and that the District has until January 1, 2021 to complete the conversion. The Board discussed whether Ms. Sedgeley should continue to be the point of contact for 811 or whether JBK could be the contact since all requests are relayed to JBK. The Board determined to make a decision on the point of contact at the September Board meeting

JBK Report

There was no report presented.

District Administrator Report

Ms. Haberer asked when the pavilions can open, and the Board noted that people are using them despite the closure. She stated that people have made reservations beginning September 8th and she would like to communicate the status to them. Mr. Newton confirmed that legal counsel will keep Ms. Haberer apprised of the Governor’s executive orders so she can keep those with reservations informed.

Ms. Haberer reported that she received a complaint from a resident regarding dog poop in a neighboring backyard. The resident claims the smell is so bad that he cannot use his yard. She directed the resident to Tri-County Health code enforcement.

Mr. Haberer reported that she is preparing the newsletter, and the Board commented on how useful the United Power contact number to report streetlight outages was and that lights were fixed within a week or so. The Board requested that the information be provided on the District’s website as well.

Other Business

Director McMurry reported that he has been communicating back and forth with Coatings, Inc. regarding the resurfacing and

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restriping of the basketball courts. Coatings expects to complete the project this month and it should take three day to a week to complete. There is most likely a price increase for the Board's preferred color and there is no set schedule yet, but Director McMurry expects to confirm the details in the coming days. He noted that Coatings has requested a temporary fence barrier and security patrol while they are not on site. Director McMurry will contract Front Range Security to obtain a proposal and look into a provider of temporary fence barriers. Upon motion, second and unanimous vote, the Board approved a contract up to \$16,000 to complete the project.

Director McMurry informed Ms. Haberer that he spoke with the printing company and they are prepared to produce the newsletter.

Director McMurry reported that racoons have been spotted in gutters near 122nd Drive and 122nd Avenue. President Ray reported that prairie dogs have returned as well. Upon motion, second, and a vote of 4 to 1, the Board approved obtaining proposals and engaging Critter Getters and Rocky Mountain Wildlife to evaluate racoon and prairie dog mitigation at a maximum of \$2,000 each.

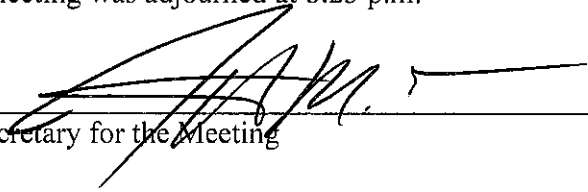
Director McMurry reported that there are drainage issues in the area that are causing washout of rocks, and JBK has proposed riprap to mitigate the issue at a cost of approximately \$8,000. There is another location where significant erosion is occurring and could affect homes and foundations. The Board agreed to contact Adams County and the Urban Drainage & Flood Control District to address the issue, and agreed that if nothing is done, that the District should take on the task to fix it. The Board requested that the matter appear on the September meeting agenda, noting that pictures and necessary approvals to complete the work be included as well.

Director Farfel asked for the Board's feedback on meeting structure and whether Zoom meetings should continue. They discussed the possibility of meeting outside the library, but decided to maintain Zoom for the time-being due to decreases in daylight and weather changes.

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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 8:23 p.m.



Secretary for the Meeting