

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 2, 2021 at 7:00 p.m.
Virtual meeting held via video-conference (Zoom)

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
James A. Ray
Michael Stangoni

Absent: Heidi Farfel (excused)

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 7:05 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 in attendance was necessary to obtain a quorum or otherwise enable the Board to act.

Public Comment

There was no public comment.

RECORD OF PROCEEDINGS

Approval of August 5, 2021 Meeting Minutes	The minutes of the August 5, 2021 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved.
Drainage Project 122 nd and Ivy Court Remediation Work	Mr. Erb reported that Adams County has requested an engineer review the drainage project to ensure there is no negative change to the flow of stormwater through the easement. Mr. Rehm with CP&M has reached out to a engineer for review, who is waiting for additional information from Adams County. The estimated cost for the engineer's review is \$2,500. Upon motion made, seconded and unanimously carried, up to \$2,500 was approved for the engineering work.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of July 2021 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, and claims payable. The Board also reviewed the water usage to date, noting that it is less than prior years.</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p> <p>Next, Ms. Sedgeley reviewed ColoTrust Edge investment fund details with the Board. The Board discussed the different interest rates available under ColoTrust Plus and Edge, noting that the difference in interest to be paid was not very significant due to the overall low interest rates. The Board determined to continue the discussion at the next meeting.</p>
East Boundary Fence Replacement	Mr. Erb reported that an additional easement was received and a packet with the remaining easements, maps, and chart was provided to Director Farfel. Mr. Erb recommended that a notary from his office join Director Farfel in going door-to-door to attempt to obtain the easements from the remaining property owners. He is suggesting the weekends after Labor Day weekend in September.
Attorney Report	Mr. Erb reported that Journey Websites has signed the revised agreement in accordance with the discussion at the August meeting.

RECORD OF PROCEEDINGS

SavATree was reviewing the contract because there was a discrepancy between the number of trees for removal on the exhibit and the proposal.

Next, Mr. Erb reported that the fine letter related to the graffiti on the Wright Farms playground was sent. In preparation for sending, he obtained the police call for service and additional invoice for services from Lightning Mobile. There is a 30-day deadline to pay the fine.

JBK Report

Mr. Ihnen reported that the drains have been cleaned, pruning is complete, the trees at the playground have been removed, and that he has been responding to 811 calls as needed.

The Board discussed areas for landscape improvements for 2022, including new and replacement plantings along 120th Street; irrigation system replacement at Holly Crossing Park; and replacement turf near the Holly Crossing Playground. The Board also discussed the potential trimming of pine trees and repairs to the park benches.

District Administrator Report

Ms. Haberer will follow up with Journey Websites regarding an update on the website.

The Board reviewed the proposal from A to Z Playgrounds for repairs to the playgrounds, which includes warranty replacements. Upon motion made, seconded and unanimously carried, the Board approved the proposal in an amount up to \$7,000 for the repairs and replacements.

The Board reviewed the proposal for replacing a broken spring rider in the toddler playground. Director Stangoni will follow up with GoPlay regarding other options for this area that are not as likely to break.

Upon motion made, seconded and unanimously carried, the tennis court rule signs were approved.

Other Business

The District's preliminary assessed valuation is up 5.5% from the prior year.

Mr. Erb will follow up regarding sidewalk repair responsibility at Wright Farms Park.

RECORD OF PROCEEDINGS

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 9:08 p.m.



Heidi Farfel (Oct 12, 2021 19:54 MDT)

Secretary for the Meeting