

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 3, 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:

Heidi Farfel
James A. Ray
John McMurry
Michael Stangoni

Absent: Joyce Espinoza (excused).

Also present were Jeffrey Erb, Seter & Vander Wall, P.C.; Debbie Sedgeley, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape, LLC; 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 7:02 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	There was no public comment.
Approval of August 6, 2020 Meeting Minutes	The minutes of the August 6, 2020 special meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as presented.
Financial Matters	<p>Ms. Sedgeley reviewed the District's financials through the end of July 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.</p> <p>Next, Ms. Sedgeley reviewed the cash sheet, again noting that the ColoTrust interest rate has been rapidly dropping.</p> <p>The Board reviewed the claims payable, noting that there were payments related to the website maintenance and also for the security fence around the basketball court during the resurfacing project.</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p> <p>Ms. Sedgeley reported that she will have a draft 2021 budget available for review at the October board meeting.</p>
East Boundary Fence Replacement	Mr. Erb advised that there are no substantive updates on this matter.
Traffic Bollard Installation	Mr. Erb reviewed the survey prepared for the District showing the location of the bollards in relation to the right-of-way. The Board discussed the survey and next steps. Mr. Erb will forward the survey to Adams County and provide a discussion of the history of the project and the District's desire to keep the bollards in their current location.
Attorney Report	The Board continued its discussion on the conversation of the District from a Tier 2 member to a Tier 1 member for 2021 and the appropriate person to serve as the notice recipient. Since JBK has the information related to the irrigation system, the Board determined that it would be most efficient for JBK to

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receive the notifications. Mr. Ihnen will provide information regarding the best e-mail to use for receipt of these requests.

Next, the Board reviewed the proposal for staining the perimeter fence provided by Commercial Fence & Iron Works. The Board discussed the proposal, including the specified stain. Upon motion made, seconded and unanimously carried, the Board approved the proposal and asked Mr. Erb to verify the correct stain as compared to what was originally used.

JBK Report

Mr. Ihnen noted that an early cold front and snow storm is expected early next week. There isn't much he can do and it will be a shock to the plants, but hopefully it does not get too cold and cause serious damage.

Fall aeration will occur once the weather cools down; some tree pruning was done along Holly St.; irrigation repairs were performed as needed; and Brantner Gulch will be mowed soon. Overall, the heat made it a tough year to keep the parks green.

District Administrator Report

Ms. Haberer noted that the pavilions have reopened in accordance with public health guidance and that they are booked through September.

A neighborhood yard sale will occur shortly.

The Board reviewed the proposal from Rocky Mountain Wildlife regarding prairie dog control. The Board discussed waiting or to perform treatment now. Upon motion made, seconded and unanimously carried, the Board approved the proposal for prairie dog treatment.

The Board discussed the proposal from Critter Gitters regarding racoon monitoring and trapping. The Board determined not to take action on this at this time.

The newsletter is being prepared and website updates have been performed.

Other Business

Director McMurry reported that a resident is driving an off-road vehicle through the neighborhood, including across District property. The vehicle is not licensed for on-road use. He will follow up on this item.

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The Board discussed options for an end-of-year party.

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 8:38 p.m.

Heidi Farfel

Secretary for the Meeting

Signature: 
Heidi Farfel (Feb 4, 2021 18:06 MST)
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