

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, October 1, 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
Michael Stangoni

Absent: John McMurry (absence 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 7:04 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 September 3, 2020 Meeting Minutes	The minutes of the September 3, 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 August 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>The Board reviewed the claims payable</p> <p>Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.</p>
Review of Draft 2021 Budget	<p>Ms. Sedgeley presented the draft 2021 budget. The District's assessed valuation remained essentially unchanged. The draft budget assumed that the mill levy would remain the same as it was in 2020. While reviewing expense categories, Mr. Ihnen noted that he did not think that the level of irrigation repairs in the District justifies a full replacement at this time.</p> <p>The Board determined to hold the public hearing on the 2021 budget at its November meeting.</p>
First Bank Credit Card	Ms. Sedgeley reported that she has talked to First Bank about applying for a new credit card since the water bills frequently exceed the District's credit limit, but will also require the District to move its bank account to First Bank. The Board was amenable to this switch. Ms. Sedgeley will follow up.
East Boundary Fence Replacement	Mr. Erb advised that there are no substantive updates on this matter.
Traffic Bollard Installation	Mr. Erb reported that he provided the survey to Adams County as well as an explanation of why the bollards were installed. Based on e-mail correspondence with an assistant county attorney, Mr. Erb is hopeful that the County will allow the bollards to stay in their current location subject to the execution

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of a right-of-way encroachment agreement between the County and the District. He will follow up with Adams County on this.

Attorney Report

There was no additional attorney report.

JBK Report

Mr. Ihnen noted that this summer was one of the hottest and driest in recent memory, which drove the high irrigation water costs. Nevertheless, the landscaping did well this year, including the annual plantings.

The District may want to perform some tree replacements next year.

He will provide the 2021 JBK proposal for the November meeting.

District Administrator Report

Ms. Haberer noted that the pavilions were very busy in September and that they are continued to be booked.

Other Business

The Board discussed Director McMurry's pending resignation.

The Board confirmed that it will not have a holiday party in 2020.

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 8:14 p.m.

Heidi Farfel

Secretary for the Meeting

Signature: 

Heidi Farfel (Feb 1, 2021 18:05 MST)

Email: hrdfarfel@gmail.com