

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, October 7, 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  
Heidi Farfel  
James A. Ray  
Michael Stangoni

Absent: None

Also in attendance were Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debbie Sedgely, 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 7:07 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.

# RECORD OF PROCEEDINGS

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Public Comment

There was no public comment.

Approval of September 2,  
2021 Meeting Minutes

The minutes of the September 2, 2021 special meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved.

Drainage Project 122<sup>nd</sup> and  
Ivy Court Remediation  
Work

Mr. Erb reported that Adams County has received the engineer drawings for the drainage repair and is processing the permit request.

Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of August 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.

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

Next, the Board discussed a ColoEdge account and what amount, if any, to move to this fund, noting that it provides an equally safe investment option as the current ColoTrust account, but that the higher interest rates result in less liquidity. After reviewing the District's current cash position and needs, upon motion made, seconded and unanimously carried, the Board approved the opening of a ColoEdge account with an initial deposit of \$1 million in District funds.

Ms. Sedgeley reviewed with the Board the draft 2022 budget, noting that the District's assessed valuation increased compared to last year. The Board reviewed the draft budget and discussed various projects for 2022 including: landscape improvements including replacement of dead plants and trees, and irrigation replacement; additional playground maintenance; other repairs and maintenance including sidewalk repair and park bench repair or replacement; and the potential for a community event. The Board also noted the carryover of the East Boundary Fence budget item from 2021. Ms. Sedgeley noted that with the increase in the assessed valuation, the District could further increase its temporary mill levy reduction, to further lower the property tax charged to the community. The Board discussed its revenue needs plus savings and the revenue generated by the

# RECORD OF PROCEEDINGS

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lower mill levy. Additional discussion on the budget will occur at the November meeting, including the public hearing on the budget.

## East Boundary Fence Replacement

Director Farfel reported that she went door-to-door with Ms. Fleming from Mr. Erb's office to talk to neighbors about the project. She was able to obtain four additional easements and had productive conversations with many homeowners about the project.

Mr. Erb reported that he sent communication to one of the commercial property owners, noting that the house is owned by a large, public company that owns approximately 80,000 homes nationwide that it rents out for profit. Hopefully he will receive a response but this home may need to be skipped if no response is provided.

## Attorney Report

Mr. Erb reported that Journey Websites has begun the process of transitioning the District's website.

Next, Mr. Erb reported that no response to the graffiti fine letter has been received. The Board discussed options and responses, and determined to have Mr. Erb send a follow up letter in a couple weeks if payment is not received.

## JBK Report

Mr. Ihnen noted that 2022 rates will increase slightly due to increased labor and material pricing. An extension of the current agreement with the revised pricing will be ready for discussion at the November Board meeting.

Mr. Ihnen discussed the irrigation issues and the Board agreed with his suggestion to have JBK's irrigation manager attend the November meeting to discuss options for replacing and modernizing the irrigation system.

## District Administrator Report

Ms. Haberer report that the tennis court rule signs are complete and will be installed shortly.

Pavilion reservations have slowed significantly for the year and no unusual hotline calls have been received.

# RECORD OF PROCEEDINGS

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The Board noted that the District hotline phone is old and needs to be replaced to improve Ms. Haberer's ability to perform her job duties and also to facilitate better participation in District board meeting. The Board directed Ms. Haberer to work with Ms. Sedgeley on obtaining a new District phone for Ms. Haberer's use.

Ms. Haberer will see if the sign that recently fell off the wall near Holly Crossing can be reattached or if it needs to be replaced.

Other Business

The Board discussed the vacancy on the Board of Directors.

Further discussion was held regarding sidewalk repairs in front of Wright Farms Park, the status of the playground repairs and the trail repair at Wright Farms Park/Brantner Gulch.

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 9:00 p.m.



Heidi Farfel (Dec 12, 2021 08:41 MST)

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Secretary for the Meeting