

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, November 4, 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:

Heidi Farfel
James A. Ray
Michael Stangoni

Absent: Joyce Espinoza

Also in attendance were Jeffrey E. Erb, Seter & Vander Wall, P.C.; Debbie Sedgely, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen and Mike Neal*, JBK Landscape, LLC.

[*Departed where indicated]

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.

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Public Comment

There was no public comment.

Approval of October 7, 2021 Meeting Minutes

The minutes of the October 7, 2021 special meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved.

JBK Report

Mr. Neal from JBK discussed with the Board the potential for the replacement of the irrigation system in Holly Crossing Park. The irrigation system in the park is over 20 years old and has been significantly modified over that time to account for new park improvements, including the basketball court and new playground equipment. The park is approximately 100,000 square feet, and the design and installation will likely cost around \$1.25 to \$1.50 per square foot.

The Board discussed public bidding requirements, noting that a “design-build” contract may make the most sense for this project, since the company designing the project would do the installation, and would likely also result in a cost savings. The Board also discussed timing, noting that this would likely be a project for the fall of 2022.

Mr. Erb will work on the preparation of the bid package.

[*At this time, Mr. Neal left the meeting]

Financial Matters

Ms. Sedgeley reviewed the District’s financials through the end of September 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 discussed the payment to SavATree, noting that the stumps have not been ground yet. Mr. Ihnen will follow up on the timing of the stump grinding.

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

Next, the Board reviewed the proposed master service agreement presented by CliftonLarsonAllen for accounting services. The Board deferred approval following review by Mr. Erb.

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Public Hearing on 2021
Amended (if necessary) and
2022 Budget

Ms. Sedgely advised the Board that no amendment to the 2021 budget is required.

The public hearing on the 2022 budget was opened at 8:01 p.m. There being no public present, the public hearing was closed at 8:02 p.m.

The Board reviewed the proposed 2022 budget, including the anticipated expenditures and proposed mill levy. The Board adjusted the budget to include \$150,000 for the anticipated Holly Crossing irrigation project.

Upon motion made by Director Farfel, seconded by Director Stangoni, and unanimously carried, the 2022 budget was approved, money appropriated, and mill levy set for collection in 2022.

Drainage Project 122nd and
Ivy Court Remediation
Work/Sidewalk
Repair/Brantner Gulch Trail

The Board reviewed the proposal from CP&M to repair the sidewalk at Wright Farms Park and also to repair the Brantner Gulch Nature Trail. Director Stangoni will follow up with CP&M on fine-tuning the scope of work. Upon motion made, seconded and unanimously carried, the proposal was approved subject to the final adjustment of the scope by Director Stangoni.

East Boundary Fence
Replacement

Mr. Erb reported that he sent follow up 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. He has also identified a local contact person who he will seek to contact regarding the fence easement.

The Board noted that the neighbor to the east of the fence has reached out about maintenance of the fence. Follow up will be made regarding a potential construction easement to help expedite the construction process.

Attorney Report

Mr. Erb reported that a follow up letter regarding the graffiti was sent, but no response has been received. The Board determined to further discuss at the December board meeting.

Mr. Erb noted that a director election is scheduled for May 2022.

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JBK Report

Mr. Ihnen discussed some increased graffiti at Wright Farms Park, including the gazebos and drainage areas. Ms. Haberer will follow up with Lightning Mobile regarding cleanup.

The Board reviewed the third extension of the existing JBK landscape and snow relocation contract. Upon motion made, seconded and unanimously carried, the contract was approved.

The backflow valves have been removed and additional leaf clean-up will be performed.

District Administrator Report

Ms. Haberer reported that the playground repairs are done, but additional decision is needed regarding replacement equipment, which may include additional spring riders, balance beams or a climbing wall. Additional options are to be presented at the December meeting.

The Board discussed replacement of the small and large bulletin Boards in the neighborhood.

Other Business

The Board discussed the website transition and the need for Mr. Moncado to assist. Ms. Haberer will follow up with him regarding assistance for the transition.

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 9:33 p.m.



[Heidi Farfel \(Dec 12, 2021 08:41 MST\)](#)

Secretary for the Meeting