

# 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, November 5, 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

Also in attendance 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 7:03 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.

### Public Comment

There was no public comment.



# RECORD OF PROCEEDINGS

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The Board reviewed the expenditures, including \$200,000 for replacement of the East Boundary Fence, and the estimated costs provided by JBK Landscape for next year, with totaled a little more than \$100,000.

The Board reviewed the 2021 budget resolution

Director Ray closed the public hearing on the 2021 budget at 7:48. There was no public comment

Upon motion made by Director Stangoni, seconded by Director Espinoza, and unanimously carried, the 2021 Budget was approved, appropriates made, and mill levy certified.

East Boundary Fence Replacement

Mr. Erb advised that there are no substantive updates on this matter.

Traffic Bollard Installation

Mr. Erb has followed up with Adams County regarding receipt of the draft encroachment agreement. He has not heard back. He will continue to follow up and will also reach out to CP&M to let them know the status.

Attorney Report

There was no additional attorney report.

JBK Report

Mr. Ihnen reviewed the 2021 budget items. He noted that the annual landscape maintenance costs increased by 3%, but noted that there was no increase for the past two years. The cost increase is needed to keep up with increased labor costs.

Brantner Gulch was recently sprayed for weeds, leaf cleanup is under way, and the irrigation system has been winterized.

He will continue to work on the erosion issues in the access easement at Ivy and 122<sup>nd</sup> Place. One option may be to remove the rip/rap and install concrete.

District Administrator Report

Ms. Haberer noted that she will include language in the newsletter regarding the Board vacancy. Otherwise, pavilion use is dropping due to the changing of seasons.

Other Business

The Board noted that there is no insurance coverage for the fence damage being caused by the tree at 123<sup>rd</sup> and Holly, and

# RECORD OF PROCEEDINGS

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asked Mr. Erb to follow up with the fence company about solutions to fix this issue.

The sidewalk between Wright Farms Park and the Brantner Gulch trail has heaved and is uneven. Mr. Erb will talk to CP&M about a potential fix for this.

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 8:10 p.m.

## Heidi Farfel

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Secretary for the Meeting

Signature:   
Heidi Farfel (Feb 3, 2021 18:02 MST)

Email: [hrdfarfel@gmail.com](mailto:hrdfarfel@gmail.com)