

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, December 2, 2021 at 7:00 p.m.
Meeting held via videoconference.

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 Sedgeley, 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 present was necessary to obtain a quorum or otherwise enable the Board to act.

Public Comment

There was no public comment.

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Approval of November 4,
2021 Meeting Minutes

The minutes of the November 4, 2021 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as amended.

Financial Matters

Ms. Sedgely reviewed the District's financials through the end of October 2021 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable. The Board also reviewed the water usage to date, noting that irrigation season is over for 2021 excluding any potential winter watering.

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

Approval of the master service agreement with CliftonLarsonAllen, LLP was tabled to the January meeting.

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

Mr. Erb reported that he has not received any updates from CP&M. Director Stangoni will follow up with CP&M regarding the scope for further discussion at the January meeting.

East Boundary Fence
Replacement

The Board reviewed the easements provided to date. The Board discussed the difficulty with obtaining the remaining easements. Because almost all of the easements have been provided, the Board determined it was time to move forward with the fence removal and replacement, with the intent to skip those properties for which easements have not been provided. Mr. Erb will follow up with the fence consultant about attending the January meeting to discuss design options and schedules.

Attorney Report

The Board reviewed the 2022 May Director election resolution. Upon motion made, seconded and unanimously carried, the resolution was approved as presented.

Mr. Erb reported that the bid documents for the Holly Crossing irrigation replacement project are in process and will hopefully be ready for review at the January meeting.

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Mr. Erb reviewed with the Board the statutory requirements related to making the District's website meet new accessibility requirements. Full compliance is not required until 2024. Mr. Erb will follow up with Journey Websites regarding these requirements and incorporation of these items into the District's website.

JBK Report

Mr. Ihnen reported that he talked to SavaTree, and they reported that they are not able to grind the stumps for the trees that were removed. Mr. Ihnen cancelled that portion of the contract. JBK has stump grinding equipment and can take care of the grinding. The Board agreed to move forward with JBK performing the stump grinding.

Mr. Ihnen reported that he is tracking the need for winter watering and will water as needed.

District Administrator Report

Ms. Haberer reported that some additional graffiti was removed in the District on various sidewalks.

The sign replacement proposal is still pending.

She noted that Journey Websites has the information required to transfer the website, but she has not heard an update.

The Board discussed the potential replacement of the spring rider equipment in the playgrounds, noting that they are frequently used by kids that are too big for the equipment, which causes the spring riders to break. Options include climbing walls or other structures. Further discussion will be held at the January meeting.

Other Business

There was no other business.

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 8:35 p.m.



[Heidi Farfel \(Jan 15, 2022 08:38 MST\)](#)

Secretary for the Meeting