

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday October 6, 2022 at 7:00 p.m.
Wright Farms Anythink Library
5877 East 120th Avenue
Thornton, CO 80602

Attendance

The regular 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

Also in attendance were Jeffrey E. Erb, Erb Law, LLC; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC; and Bernt Greene*, Commercial Fence& Iron Works.

[*departed where indicated]

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 7:13 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.
Minutes of September 1, 2022 Board meeting	The Board reviewed the minutes from the August 4, 2022 Board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.
District Website	The Board tabled further discussion on the website revisions until the November Board meeting.
East Boundary Fence Replacement	<p>Mr. Greene reported that construction is on schedule and feedback from the homeowners has been overwhelmingly positive.</p> <p>The Board discussed the removal of a degrading cottonwood tree at the south end of the Aspen Reserve property immediately adjacent to the Trujillo property. The tree is hollow below its trunk and is interfering with the fence installation. Mr. Greene has talked to the neighboring property owners who are in favor of removing the tree and are concerned about the safety hazard it poses. Mr. Ihnen noted that the tree is too large for his crew to remove. Upon motion made, seconded and unanimously carried, the Board approved up to \$15,000 for the removal of the tree. Mr. Ihnen will reach out to SavaTree, who has done extensive work at the District before, about a quick removal of the tree.</p> <p>The Board discussed a request by a property owner to repurpose some fencing material that had been removed during construction from their property to their adjacent property line. The Board noted that this easement was provided based on previous discussions with the property owner about the reuse being a condition of the easement being granted. Upon motion made, seconded and unanimously carried, the Board approved the proposal for reuse the fencing material and related costs.</p> <p>[*at this time, Mr. Greene departed]</p>
Financial Matters	Ms. Sedgeley reviewed the District's financials through the end of August 2022 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable. Ms. Sedgeley noted that the rising interest rates have improved the performance of the money in the ColoTrust Edge account, and she noted that a refund was provided by AT&T. Upon motion

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made, seconded and unanimously carried, the financials were accepted as presented and claims payable approved.

The Board determined to hold its public hearing on the budget on November 3.

The Board reviewed the preliminary 2023 budget. Ms. Sedgeley noted that there was a slight decline in assessed valuation due to the change in the residential assessment ratio. The Board reviewed the budget and proposed mill levy, revenue and expenditures, and discussed the District's current mill levy and savings, and the desire to maintain an account balance sufficient to cover all of the capital assets in the community. The Board discussed increasing costs for the Holly Crossing Park irrigation replacement project.

Attorney Report

There was no additional attorney report.

JBK Report

Mr. Ihnen reported that irrigation season is coming to an end, fall aeration is complete and a final fall pruning will occur in October. He reported that an electrical box in Holly Crossing Park was repaired and an irrigation clock enclosure was damaged.

Mr. Ihnen noted that he worked with Mr. Erb on the 2023 landscape contract and the 2022-23 snow removal contract. Upon motion made, seconded and unanimously carried, the Board approved the 2023 landscape contract and 2022-23 snow removal agreement with JBK Landscape.

District Administrator Report

The Board reviewed the proposal provided by Colorado Letters and Signs regarding new park signs and information signs in the District. The Board asked for a few changes and tabled for further discussion at the November meeting.

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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 9:18 p.m.



Heidi Farfel (Nov 4, 2022 15:35 MDT)

Secretary for the Meeting