

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, July 7, 2022 at 7:00 p.m.  
Meeting held via videoconference.

### 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; Kim Seter\*, Seter & Vander Wall, P.C.; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC; Bernt Greene\*, Commercial Fence & Iron Works; and Kim and Bonnie Hoffman\*.

[\*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 7:03 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.

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## Public Comment

There was no public comment.

## East Boundary Fence Replacement

Mr. Greene reported that he has received the permits for the fence replacement. There are a few issues to resolve, including some confusion by Adams County regarding the location of the fence in the 100-year floodplain and whether any of the fence is in Thornton.

The fence posts have been delivered, but the fence pickets are still in transit. Depending on delivery and resolution of the issues with Adams County, construction should start between late July and mid-August.

Mr. Greene reported that he met with the neighboring property owner at the southeast corner of the project. The owner has agreed to grant an easement to the District for fence construction and maintenance access. Some tree branches will need to be trimmed to allow construction access.

Mr. Hoffman requested that the fencing material from his existing fence be saved so he can reuse. Mr. Greene did not think this would be an issue.

[\*at this time, Mr. Greene, Mr. Hoffman and Ms. Hoffman departed]

## District Legal Counsel

The Board discussed the engagement of general legal counsel, asking Mr. Erb and Mr. Seter about their ability to continue providing services to the District, which attorney would provide the services, and knowledge of District issues. Following discussion, upon motion made, seconded and unanimously carried, the Board engaged Erb Law, LLC as its general legal counsel. The Board thanked Mr. Seter and Seter & Vander Wall, P.C. for its service to the District.

[\*at this time, Mr. Seter departed]

## Approval of June 2, 2022 Meeting Minutes

The minutes of the June 2, 2022 meeting were reviewed. Upon motion made, seconded and unanimously carried, the minutes were approved as presented.

## Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of May 2022 and its schedule of cash position. She reviewed the

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balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable.

Ms. Sedgeley noted that 2022 water use is similar to 2020 use. The Board discussed the claims payable and the recent switch to bill.com for invoice review and approval.

## Attorney Report

Mr. Erb did not have any additional items to report.

## JBK Report

Mr. Ihnen reported that the backflow at Wright Farms Park was inadvertently shut-off, stopping irrigation for a couple days. Water is back on and the grass should recover.

Mr. Ihnen discussed the potential removal of turf grass along Holly Street to conserve water and improve the streetscape.

Mr. Ihnen further reported that there was a broken sprinkler head at Wright Farms Park, trees were trimmed at 123<sup>rd</sup> and Holly Street, and roses were trimmed along 123<sup>rd</sup>.

## District Administrator Report

Ms. Haberer reported that there is a loose section of fence near 12241 N. Holly Way and there is graffiti to be removed from the fence at Jasmine and 123<sup>rd</sup>.

The Board reviewed the logos provided by Journey Websites and upon motion made, seconded and unanimously carried, determined to adopt examples numbered 1, 2, 3 and 4 as District logos.

## Other Business

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

## 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 9:04 p.m.

  
Secretary for the Meeting