

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday September 1, 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 and Natalie Fleming, Erb Law, LLC; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC; Bernt Greene*, Commercial Fence& Iron Works; and Angela Driskel*, Journey Websites.

[*via telephone; 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 7:07 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.

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Public Comment	There was no public comment.
Minutes of August 4, 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	Mr. Erb reported that site-wide updates were sent to Journey Websites and those updates are currently live. Changes included updated Board members, contact information, and information about the District. Mr. Erb also reviewed with the Board the new Colorado laws regarding website content requirements and accessibility requirements. Mr. Erb noted that the District is not subject to the content requirement law due to its age, but the Board agreed to try to provide the required information on its webpage. Mr. Erb will follow up with Ms. Driskel regarding adding this information to the website.
East Boundary Fence Replacement	<p>Mr. Greene reviewed the construction schedule with the Board, noting that construction is to begin on September 12th. Notices to the first group of affected homeowners has been sent and he expects the project to take a little more than 5 weeks.</p> <p>Three more easements were obtained and the vast majority of homes will have their fence replaced.</p> <p>[*at this time, Mr. Greene departed]</p>
Financial Matters	Ms. Sedgeley reviewed the District's financials through the end of July 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.
Website Update (cont'd)	<p>Ms. Driskel reported that a new version of the website is available for review by the Board. She will circulate a link to the new site and to allow for comments to be made. She reviewed a few sample pages with the Board, containing new colors and the updated logos.</p> <p>The Board will review the site and provide comments for consideration.</p>

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- Financial Matters (cont'd) Ms. Sedgeley reported that the draft budget will be available in October. The Board discussed the assessed valuation and potential mill levy for next year, and asked for Ms. Sedgeley to provide a mill history for review at the next meeting.
- Upon motion made, seconded and unanimously carried, the Board accepted the financials as presented and approved the claims payable.
- Attorney Report Mr. Erb reviewed the FAML I memo with the Board, noting that because it has no employees, it is not a “local government employer” and is not required to register or participate in the program.
- JBK Report Mr. Ihnen reported that he turned off the irrigation system during the recent heavy rains to try to save water.
- He met with GoPlay regarding the playground surface repairs, which are complete. He noted that the roots below the surface were removed, but surprisingly were smaller than anticipated.
- There was a irrigation leak at Wright Farms Park; the trees on the Trujillo property were trimmed in advance of the fence replacement project, and there were a large amount of 811 locate requests.
- District Administrator Report Ms. Haberer reported that she will have the new signs made now that the logos are complete.
- Regular Meeting Schedule The Board discussed its remaining regular meeting schedule, and upon motion made, seconded and unanimously carried, determined to hold its October meeting in person, November meeting virtually, and December meeting in person, beginning at 6. In person meetings will be at the Wright Farms library.

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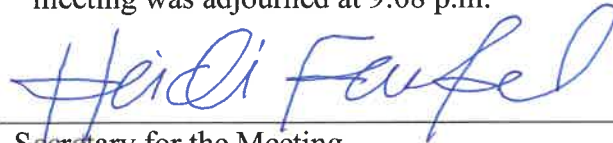
Other Business

Ms. Haberer will follow up with billing issues for the District hotline.

The Board discussed potentially repainting the gazebos.

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 9:08 p.m.



Secretary for the Meeting