

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, December 1, 2022 at 6:00 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; and Jim Ihnen, JBK Landscape, LLC.

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 7:05 p.m. The Board had its holiday party from 6:00 p.m. until 7:05 p.m. where no District business occurred.

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

Minutes of November 3, 2022 Board meeting

The Board reviewed the minutes from the November 3, 2022 Board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.

District Website

Mr. Erb reported that the comments and revisions on the website have been provided to Journey Websites, with the intent to have the new website live for January 2023. The Board discussed further clarifications to the website.

East Boundary Fence Replacement

The Board noted that the East Boundary fence has been replaced and stained. The only section remaining is adjacent to the cottonwood tree. Mr. Ihnen reported that the tree has been removed but the stump grinding is still pending. He will stay in contact with SavaTree and Commercial Fence and Iron Works regarding the status.

The Board discussed the proposed change order Commercial Fence and Iron Works regarding the additional material hauled off-site during construction. This additional material was private property owner debris that was either interfering with the installation or was otherwise deposited in the construction area. Upon motion made, seconded and unanimously carried, the Board approved the change order.

Financial Matters

Ms. Sedgeley reviewed the District's financials through the end of October 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. The Board discussed the additional claim payable to Aspen Reserve Metropolitan District for the 811 locate costs related to the fence project.

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

The Board reviewed the Wipfli engagement letter for a 2022 audit and discussed the rules regarding audits for governments. The Board determined to table the audit engagement until February 2023 to confirm the need for a 2022 audit.

Attorney Report

Mr. Erb did not have an additional attorney report.

RECORD OF PROCEEDINGS

JBK Report

Mr. Ihnen noted that dog station pricing will be \$37 per station per month in 2023 due to increase costs of bags.

Mr. Ihnen presented a proposal to refresh the flower beds around the park signs, which will include a combination of perennial and annual plantings, to be installed after installation of the new signs.

Upon motion made, seconded and unanimously carried, the pricing for the dog stations was approved.

Upon motion made, seconded and unanimously carried, the proposal to refresh the flower beds was approved.

There has been some snow removal this season and leaf clean up will be completed in December.

District Administrator Report

Ms. Haberer reviewed with the Board the final proposal for the park signs. Upon motion made, seconded and unanimously carried, the Board approved the proposal with the lower-case text.

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 8:13 p.m.


Secretary for the Meeting