

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 5, 2023 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; Curtis Bourgouin, 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.

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.

Mr. Erb circulated conflict of interest disclosures for 2023 and discussed with the Board what types of interests may create a potential conflict of interest. The Board members completed the conflict disclosure forms.

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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Discussion re Board Vacancy	The Board discussed the two vacancies on the Board and ways to inform the community about the vacancies. The Board determined to put a banner announcing the vacancy on the District's webpage, to post in the announcement boards in the community, and Director Stangoni will endeavor to talk to some community members about serving.
Public Comment	There was no public comment.
Minutes of December 1, 2022 Board meeting	The Board reviewed the minutes from the December 1, 2022 Board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.
District Website	Mr. Erb reported that final comments have been provided on the new website. The site should be finalized before the February meeting and a final link to the new site will be sent to the Board before it is made live.
East Boundary Fence Replacement	Mr. Ihnen reported that the stump has been removed and the final panel is ready for installation. He has let the contractor know. The Board discussed additional fence items, including obtaining signs to remind homeowners that the fence is owned by the District and not to install items on the fence, a warranty item and additional staining to be done at Jasmine St. and 123 rd St. due to prior graffiti removal.
Financial Matters	<p>Mr. Bourgouin presented the District's schedule of cash position, noting that December financials will be available for the February meeting. He reviewed the cash position and claims payable. The Board discussed the interest rates paid in their saving accounts with ColoTrust, noting that Plus is providing a better interest rate than Edge. Upon motion made, seconded and unanimously carried, the Board determined to transfer its savings from Edge to Plus, but to keep its Edge account open.</p> <p>The Board discussed the AT&T bill, which includes the cost to purchase the new District hotline phone, but noting that it seems to be higher than previously communicated. Ms. Haberer will follow up with AT&T regarding the bill and plan options.</p>

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Upon motion made, seconded and unanimously carried, the cash position was accepted as presented and claims payable approved.

Attorney Report

Upon motion made, seconded and unanimously carried, the Board affirmed the meeting posting location as set forth in the previously approved 2023 Annual Administrative Resolution.

JBK Report

Mr. Ihnen and the Board discussed the Holly Crossing Park irrigation redesign, including options to prepare a design and put the project out for bid or to do a design/build bid. The Board discussed that a design/build contract may result in a variety of different designs, which may make comparison of bids more difficult. Mr. Ihnen will talk to JBK's irrigation design team about potential costs to design a new system for bidding.

District Administrator Report

Ms. Haberer noted that the District previously had a bulk mailing permit, but it may not be worth renewing the permit due to the infrequency in which the District send newsletters. Mr. Bourgouin will research his records and see if he can find the permit numbers and costs.

There were no notable hotline calls.

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 8:28 p.m.



Heidi Farfel (Feb 6, 2023 20:39 MST)

Secretary for the Meeting