

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, February 2, 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:

James A. Ray
Michael Stangoni

Absent: Heidi Farfel (excused)

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 7:03 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.

Public Comment

There was no public comment.

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Minutes of January 5, 2023 Board meeting	The Board reviewed the minutes from the January 5, 2023 Board meeting. The Board requested an edit to the minutes. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.
District Website	The Board discussed the final website. The Board asked for a few final updates and authorized the new site to go live. Mr. Erb will follow up with the website provider regarding these final changes.
East Boundary Fence Replacement	The fence is complete except for the staining of the panels installed after removal of the cottonwood tree. The staining will be delayed until warmer weather. The Board reviewed the final pay application and noted that 5% retainage should be held from this payment. Mr. Bourgouin will make the change before releasing payment. Mr. Erb noted that a publication for final payment will not occur until after the staining is complete.
Financial Matters	<p>Mr. Bourgouin presented the District's financials through the end of December 2022 and its schedule of cash position. He reviewed the general fund, capital fund, conservation trust fund, property tax receipt status, capital assets, and water usage. He also reviewed with the Board the cash position and claims payable. The Board discussed the District insurance payments and different types of coverage provided. Mr. Erb noted that property coverage for the east boundary fence has been requested from the insurance pool.</p> <p>Upon motion made, seconded and unanimously carried, the financials and cash position was accepted as presented and claims payable approved.</p> <p>The Board discussed the status of the postal service permit. Ms. Haberer noted that only one permit number was found. The Board noted that it may not be worth renewing since newsletters are only sent once or twice per year.</p>
Attorney Report	There was no attorney report.
Election Update	Mr. Erb reported that the call for nominations is on the District's website and will be published before the statutory deadline. Call for nominations are due by February 24.

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JBK Report

Mr. Ihnen and the Board reviewed the proposal for JBK to design a new irrigation system for Holly Crossing Park. The Board noted that the system has been repaired many times and is not as efficient as a modern system, and noted that the additional of the pavilion and basketball court have necessitated a redesign. The Board discussed the proposal and pros and cons of having the design done ahead of time or doing a design build. Ultimately the Board determined it would be easier to compare bids if the design was completed before bidding. Upon motion made, seconded and unanimously carried, the irrigation design proposal from JBK was approved, not to exceed \$12,500.

Mr. Ihnen reported that the native grasses may be pruned if the snow continues to melt, and roses pruning will occur in a month or two.

District Administrator Report

Ms. Haberer reported that the sign contract has been executed. She will contact the sign company to prepare an invoice for the deposit.

The Board discussed the fence signs. Ms. Haberer will contact the sign company about making these signs.

She did not have an update regarding the AT&T bill for the District hotline. The Board noted that the service charge has been reduced.

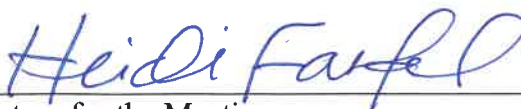
There were no notable hotline calls.

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 8:11 p.m.



Secretary for the Meeting