

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, April 6, 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
Heidi Farfel
Michael Stangoni

Also in attendance were Jeffrey E. Erb, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape; and the following members of the public: Nsessa Kazadi and Kris Simons.

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 7:00 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 that 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

Mr. Erb made a short statement about special districts in general, and the operations and services provided by the District. Both

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Ms. Kazadi and Mr. Summers are interested in being appointed to the vacant Board positions. The Board invited them back to the May meeting where the Board will consider the appointments.

Minutes of March 2, 2023
Board meeting

The Board reviewed the minutes from the March 2, 2023 Board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.

East Boundary Fence
Replacement

The Board discussed the public bidding process regarding the fence replacement project. Mr. Erb noted that all of the punch list items have been completed and a notice of final payment and settlement has been published. Assuming no verified statements of claims are made against the project, the retainage will be ready to be released at the May Board meeting.

Financial Matters

Mr. Bourgoiu presented the District's financials through the end of February 2023. He reviewed the balance sheet, 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.

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

Attorney Report

Mr. Erb gave a May 2023 election update, noting that oaths and certificates of appointment will be brought to the May meeting.

Mr. Erb reported that he spoke with the manager of the Holly Crossing association regarding the sound barrier wall on 120th Ave. The Board noted that this wall is owned and maintained by Adams County and that the District attempted to take over ownership and maintenance in 2012, but the transfer never occurred. Mr. Erb will follow up with the manager regarding the history.

JBK Report

Mr. Mike Neal from JBK joined the meeting via speaker phone to review the irrigation plans. The Board discussed adding more details to the bid specifications prior to bidding. Mr. Neal will work on this. The installation is generally anticipated for late August or September of 2023. Mr. Erb will prepare bid documents.

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Mr. Ihnen provided an update on landscaping activities, including spring cleanup, rose pruning, installation of backflow valves, and pre-emergent weed control.

District Administrator
Report

Ms. Haberer reported that the new signs for the parks are finished and are expected to be installed in the next month. She will obtain proposals for fence signs to be installed on the new fence.

The newsletter is in process.

There was a notable hotline call about water running into the street near 5605 E. 124th Way. Mr. Ihnen will visit the site to see if it is a District issue, but since the irrigation system is not pressurized, it is likely not a leak in the District's system.

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 8:42 p.m.


Secretary for the Meeting
