

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, May 4, 2023 at 7:00 p.m.  
Wright Farms Anythink Library  
5877 East 120<sup>th</sup> 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; Jim Ihnen, JBK Landscape; and the members of the public including Nsesa 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 7:07 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 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.

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Public comment was provided regarding the good work the District is doing to improve and maintain the community.

Minutes of April 6, 2023  
Board meeting

The Board reviewed the minutes from the April 6, 2023 Board meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.

Board of Directors –  
Vacancies

The Board discussed the appointment of Nsesa Kazadi and Kris Simons to the Board, noting that the vacancies have existed for about a year.

Upon motion made, seconded and unanimously carried, the Board appointed Nsesa Kazadi to the Board, to a seat whose term expires in 2027.

Upon motion made, seconded and unanimously carried, the Board appointed Kris Simons to the Board, to a seat whose term expires in 2025.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of March 2023. He reviewed the balance sheet, general fund, capital fund, special revenue fund (formerly known as the conservation trust fund), property tax receipt status, capital assets, and water usage. He also reviewed with the Board the cash position and claims payable.

Regarding water usage, Mr. Ihnen reported that he visited the two locations where water leaks were reported and neither location is near any District infrastructure.

The Board also discussed the small usage readings for the meter at 5601 E. 120<sup>th</sup> Ave. in February and March, noting that the readings should be zero since the irrigation system was not activated. Mr. Bourgouin will follow up on these charges.

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

The Board also discussed the safety grant available from its insurance company, and the changes in property valuation and potential changes in assessed valuation percentages.

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Attorney Report

Mr. Erb provided Directors Ray and Farfel with their oaths of office, which were administered.

JBK Report

Mr. Ihnen reported that the new park signs were installed. He also reported that a backflow was stolen, weeds are being sprayed and removed, the neighborhood fiber-optic installation is resulting in a lot of locate requests, native mowing will be done in the next month, and spring cleanup is completed.

The Board discussed the possibility of installing an additional dog station.

Mr. Ihnen discussed the Holly Crossing Irrigation Design. Mr. Erb noted that the bid documents are largely complete. The Board discussed timing and determined to bid the project in July, for a review of responses at the August meeting.

District Administrator Report

There was no District Administrator Report.

Other Business

The Board discussed ideas for additional improvements in the District, including the potential for fence replacement along Brantner Gulch, additional water saving landscaping, trash pick-up, community events, new park benches, additional trash can, and shade coverings for the playgrounds. The Board will add these to the agenda for additional discussion at the June meeting and Mr. Erb will follow up on some initial items.

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 9:07 p.m.

  
Heidi Farfel (Jul 1, 2023 09:16 MDT)

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Secretary for the Meeting