

# 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, June 1, 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  
Nsesa Kazadi  
Michael Stangoni

Absent: Kris Simons (excused)

Also in attendance were Jeffrey E. Erb, Erb Law, LLC; Glory S. Schmidt, Erb Law, LLC, Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen, JBK Landscape. No members of the public were in attendance.

### 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 7:15 p.m.

### Disclosure Matters

All Directors except Director Kazadi reported that they had disclosed their interests as owners of property located in the District. Mr. Erb gave Director Kazadi her disclosures and she informed the Board she would have them completed by the next Board meeting. There are no items on the agenda to which there is a conflict of interest. Written disclosures of these interests have been filed with the Secretary of State.

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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.

## Public Comment

There was no public comment.

## Minutes of May 4, 2023 Board meeting

The Board reviewed the minutes from the May 4, 2023 Board meeting. Mr. Ihnen requested removal of the sentence on page 3 noting that JBK would provide suggested new locations for pet waste stations. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as modified.

## Financial Matters

Mr. Bourgoiu presented the District's financials through the end of April, 2023. He reviewed the balance sheet, general fund, special revenue fund, property tax receipt status, 2023 budget summary of significant assumptions, capital assets, and water usage. He also reviewed with the Board the cash position and claims payable.

Regarding water usage, Mr. Bourgoiu reported the water meter is now reading zero that was previously showing a small use. Mr. Ihnen noted a new backflow had been installed.

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

Mr. Bourgoiu also reviewed the 2022 Audit. During this discussion he specifically focused on the District's cash and investments.

The Board did not approve the 2022 Audit and will readdress it during the next Board meeting when all Board members are present.

## Attorney Report

Ms. Schmidt reported to the Board the advantages and disadvantages of annexation into the City of Thornton. Director Kazadi requested Erb Law, LLC to provide a cost-benefit analysis regarding annexation into the City of Thornton for the next Board meeting.

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Mr. Erb reported to the Board that the current Service Plan does not authorize the District to provide solid waste removal services. In order to provide this service, the District would have to amend its Service Plan. The Board suggested they include the question of whether the District should provide solid waste removal service to the residents in the summer neighborhood survey.

Ms. Schmidt provided an update to the Board regarding mosquito control in and around Brantner Gulch. Ms. Schmidt gave the Board the hotline number if there were any further complaints regarding mosquitos in the District.

## JBK Report

Mr. Ihnen reported that there is a water leak on Niagara St. He reported he can install a master pressure valve to reduce this leak and help mitigate water costs. In the meantime, JBK Landscape would continue to look for the precise location of the leak.

Upon motion made, seconded and unanimously carried, the purchase and installation of the \$1,200.00 master pressure valve was approved.

Mr. Ihnen also reported that pet waste stations will cost \$520-540 to install. Mr. Ihnen then provided a landscaping update that the native mowing occurred and that the flower beds have been landscaped. He informed the Board that the estimated costs for the replacement of the Holly Crossing Park irrigation system for JBK Landscape is \$110,000.00. Mr. Erb told the Board that new legislation in effect in early August will increase the public bidding threshold to \$120,000.00.

## District Administrator Report

Ms. Haberer reported that the newsletter will not be going out in June. However, she reported hoping to get the newsletter out in the next two weeks. She also presented the fence sign proposal to the Board.

Upon motion made, seconded and unanimously carried, payment for the fence signs up to \$1,500.00 was approved.

There were no notable hotline calls.

## Other Business

Director Kazadi reported to the Board the options she found regarding play structure shades, new benches, and outdoor exercise equipment for installation in the District. Mr. Ihnen

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made suggestions regarding what JBK Landscape can and cannot install, suggesting Go Play, Inc. can assist with installation. He further suggested that he and Director Kazadi have a consultation with Go Play, Inc. regarding installation of the play structure shades, new benches, and outdoor exercise equipment. Mr. Ihnen reported he would measure the playground pads and height of the playground equipment for play structure shade size.

Director Kazadi also reported to the Board her suggestions for pet waste station locations. Mr. Ihnen and Director Kazadi discussed driving around the District to ascertain different pet waste station locations.

The Board tabled the discussion regarding the summer neighborhood survey and will address it at the next Board meeting.

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 9:35 p.m.

  
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Heidi Parier (A01122, 2023 06:14 MDT)  
Secretary for the Meeting