

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday July 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:

Heidi Farfel
Nsesa Kazadi
James A. Ray
Kris Simons
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. 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 7:03 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.

Minutes of June 1, 2023 Board Meeting

The Board reviewed the minutes from the June 1, 2023 Board meeting. Following discussion, upon motion made, seconded

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and unanimously carried, the minutes were approved as presented.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of May 2023. He reviewed the balance sheet, general 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.

Regarding water usage, Mr. Bourgouin reported that the total water used is less than average due to the high rainfall this year, but use is up due to the heat.

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

The Board again discussed the 2022 Audit and upon motion made, seconded and unanimously carried, approved the 2022 Audit.

The Board discussed adding Directors Kazadi and Simons to the list of authorized bank signers.

Attorney Report

Mr. Erb presented a comprehensive cost benefit analysis chart comparing the estimated expenses for District residents if the District remains in unincorporated Adams County versus annexing into the City of Thornton. Additionally, he highlighted the potential savings and advantages of the District managing its own waste removal services.

The Board discussed the results, noting that the biggest savings result from reduced water rates and trash removal. The Board further discussed the difference in fire services between North Metro Fire Protection District and the City of Thornton, including their insurance rating. Mr. Erb will follow up on this.

The Board discussed the possibility of the District providing trash removal, noting that if the District provided this service, it could be funded with general fund tax revenue and would also reduce the number of trash trucks in the community. Upon motion made, seconded and unanimously carried, the Board directed legal counsel to prepare an amendment to the

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District's service plan to add trash removal and solid waste services.

JBK Report

Mr. Ihnen reported that although native mowing has occurred, landscape maintenance is behind schedule due to the high amount of mud in the District cause by the high rainfall this summer. Mr. Ihnen reported that a significant amount of rock washed out along some District areas due to the recent rain. He recommended replacing the smaller rock with larger rock so it is more resistant to erosion in the future. He will provide a proposal for this for consideration at the next Board meeting.

Mr. Ihnen next reported that the Wright Farms Park backflow is leaking and cannot be repaired. Upon motion made, seconded and unanimously carried, the purchase and installation of the \$2,400.00 backflow for Wright Farms playground was approved.

Mr. Ihnen also reported that the cost for replacement of the Holly Crossing Park irrigation system for JBK Landscape is currently estimated at \$107,000.00. The Board will consider this proposal at its September meeting for a fall installation.

District Administrator Report

Ms. Haberer gave an update on the newsletter. It is ready to mail, pending printing and postage.

Upon motion made, seconded and unanimously carried, payment for printing the newsletters and postage up to \$3,000.00 was approved.

Ms. Haberer reported that many reservations for the pavilion have been made this summer. There were no notable hotline calls.

Other Business

Director Kazadi, Director Farfel, and Mr. Ihnen reported to the Board that they met with Go Play, Inc. regarding options for play structure shades and new benches for installation in the District. Two different bench options were reviewed, including a bench with a USB connection. The Board discussed the usefulness of a bench with a USB connection and how much shade the bench shade structures would provide. Locations for benches were discussed with potential options including Brantner Gulch, Wright Farms Park, and Holly Crossing Park.

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The Board discussed the different options for playground shades and the logistics of installing shade structures. The Board discussed both cloth and solid shade structures and location of the shade structures. Due to safety concerns, the shade structures must be positioned a minimum of 7 feet above the existing play structure equipment.

The Board discussed replacing the “big kid” playground equipment as part of this project. The Board discussed the costs of replacing the playground equipment before originally planned as opposed to adding shade structures, as well as the timing for replacement of these items. Additional discussion will occur at the next Board meeting. Mr. Erb noted that due to the anticipated cost, the project will likely require a formal bidding process.

The Board discussed pet waste station locations. Mr. Erb reported he would verify the ownership of the property located on 120th between the school and the sidewalk as a potential pet waste station location.

The Board tabled the discussion regarding the summer neighborhood survey and will address it at the August 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 9:34 p.m.


Secretary for the Meeting
