

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 4, 2024 at 7:00 p.m.
Via Microsoft Teams

Attendance

The special 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

Also in attendance were Jeffrey E. Erb and Glory S. Schmidt, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen, JBK Landscape, LLC. The following members of the public were in attendance: Nate Trujillo, Charity, Lisa, and a few additional members of the public who joined via telephone.

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 District Board reviewed the agenda for the meeting, following which, each District Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

The agenda was amended to have public comments after the Q & A Regarding Service Plan Amendment – Provision of Trash and Recycling Services.

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Q & A Regarding Service Plan Amendment – Provision of Trash and Recycling Services

Ms. Schmidt gave a presentation on the District’s proposed Service Plan Amendment, which, if approved, gives the District the authority to provide trash and recycling services to District residents for no additional costs to homeowners. Ms. Schmidt explained that the trash and recycling services will be funded through existing property taxes, with no plans for a mill levy increase or additional fees. The key benefits to the District providing these services include cost reduction for District residents, improved neighborhood aesthetics, enhanced community safety, and a significant decrease in traffic.

There were several public comments regarding the District’s provision of trash and recycling services including how the services will be paid for and what trash service provider will be chosen to provide these services. Mr. Erb clarified that District residents will not incur any additional costs for the District to provide these services, since the services will be paid for from existing property taxes. The District’s provision of trash and recycling services will provide net cost savings for District residents since District residents will no longer have to individually contract for these services. Mr. Erb also clarified that no trash service provider has been chosen and when the Service Plan Amendment is approved the District must publish an invitation to bid, after which any trash and recycling service provider can submit their proposal to provide trash and recycling services to District residents. Mr. Erb noted that the District will send out a neighborhood survey to District residents regarding the provision of trash and recycling services, including a question regarding bulk item pickup.

The floor was closed to public comments at 7:57 p.m.

Minutes of December 7, 2023 Board Meeting

The District Board reviewed the minutes from the December 7, 2023 District Board regular meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.

Financial Matters

Mr. Bourgouin presented the District’s financials through the end of December 2023. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, and water usage. Mr. Bourgouin also reviewed with the District Board the cash position and claims payable and noted that the Journey Websites line item is for two years of website management, and they send out an annual invoice. Mr.

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Bourgouin reported that 100.01% of property taxes have been collected, explaining that the additional collection is due to property taxes that were due in 2022, but collected in 2023.

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

Next, Mr. Bourgouin discussed payment of Director's fees. Directors Ray and Farfel reported that they have not received their Director's fees and Mr. Bourgouin reported he would ensure these checks are reprocessed.

Lastly, Mr. Bourgouin reported that the final mill levy for the 2024 budget will be 10.5 to generate the revenue amount approved by the Board. The slight change in mill levy was needed due to a reduction in the final assessed valuation following a change in the law regarding how valuation would be calculated during a special legislative session after Thanksgiving.

Attorney Report

Mr. Erb and Ms. Schmidt reported that comments regarding the Service Plan Amendment are due to Adams County by January 17, 2024, and these comments can either be sent by email or can be given via telephone.

Ms. Schmidt reported on the traffic safety letter to be provided to Adams County regarding traffic safety concerns within the District, specifically at the intersections of 122nd and Monaco and 123rd Circle and Niagara. The District Board discussed how enforcement of the stop signs at these intersections can be enforced via the Adams County Sheriff.

Upon motion made, seconded and unanimously carried, the District Board directed Erb Law to send the traffic safety letter to Adams County.

JBK Report

Mr. Ihnen briefed the District Board on what services JBK Landscape provides for the District. He then reported that native mowings and leaf cleanup for 2023 are completed. He also discussed that there has been little snow removal to date due to low snowfall. He reported that roses will be cut in the spring to prevent them from freezing. Director Kazadi reported that the location of the rip-rap installation might need additional

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material. Mr. Ihnen reported he would look at installing more rocks in this area.

Finally, Mr. Ihnen reported that when the new traffic light was installed in the District, there was very little damage done to the area surrounding the traffic light, but JBK will review that area to ensure that any landscaping is restored as needed. Lastly, Mr. Ihnen reported that locate notification have significantly reduced since the 811 meeting.

A member of the public commented that the rip-rap drainage area is missing some rocks around the culvert outlet. Additionally, this member of the public reported that a couple of bolts are missing on the Brantner Gulch pedestrian bridge that need to be replaced. Mr. Ihnen reported that he will look into this issue and report his findings to the District Board at the next District Board meeting. Lastly, this member of the public complimented JBK Landscape on the garden beds and landscaping throughout the District.

District Administrator
Report

Ms. Haberer noted that the winter newsletter is complete, and it has a space for a QR code that will direct District residents to the neighborhood survey. Ms. Haberer also reported there was one notable hotline call regarding a District resident concerned about two individuals claiming they are interested in building a BMX track in Brantner Gulch.

Other Business

The District Board discussed the neighborhood survey, which should include questions regarding trash and recycling services, playground and recreation equipment, and dog waste stations. Mr. Erb reported that he will prepare a variety of survey questions and send to the District Board for review and approval.

Next, the District Board discussed getting recreation equipment proposals for the installation of new playground equipment in the spring of 2024. Ms. Schmidt said she would help facilitate these conversations between the playground consultants and Directors Farfel and Kazadi.

Director Ray then reported that there is a housing development being built that abuts Bratner Gulch and would like Erb Law to follow up with this developer to ensure that this development


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will not interfere with the portion of Brantner Gulch that is maintained by the District.

Lastly, there was a public comment regarding snow removal on the District's Brantner Gulch bridge. Mr. Ihnen reported that he will follow up regarding snow removal on the bridge.

Adjournment

There being no further business to come before the District Board, and upon motion made, seconded and unanimously carried, the meeting was adjourned at 9:22 p.m.


Heidi Farfel (Jun 25, 2024 18:30 MDT)
Secretary for the Meeting
