

# 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, December 7, 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:

Heidi Farfel  
Nsesa Kazadi  
James A. Ray  
Kris Simons

Also in attendance were Jeffrey E. Erb, Glory S. Schmidt, and Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen, JBK Landscape, LLC. There were two members of the public 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 7:14 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.

### Public Comment

Public comment was made regarding the increase in traffic within the District, specifically at the intersections located at 122<sup>nd</sup> and Monaco Drive and 123<sup>rd</sup> and Niagara. Concerns were

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raised over speeding and vehicles running the stop signs. Mr. Erb noted that streets are owned and maintained by Adams County. The Board directed Erb Law to draft a letter to the County regarding traffic concerns for review at the January meeting.

Public comment was also made regarding whether there were plan for annexation into the City of Thornton. The Board noted that there are no plans of which it is aware for annexation, and directed the resident to the District webpage where there is some information about annexation.

Minutes of November 2,  
2023 Board Meeting

The District Board reviewed the minutes from the November 2, 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 November 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 an additional line item will be added to the claims payable for the holiday party. Mr. Bourgouin reported that the \$16,384 line item in the October claims list is for the Colorado Special District Property and Liability Pool insurance. Additionally, he noted the addition of the new Holly Crossing irrigation system to the list of District capital assets.

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

Next, Mr. Bourgouin briefed the District Board on permissible investments for special districts. Mr. Bourgouin indicated his intention to consult with CLA regarding how they can assist District with its investments. Mr. Erb noted that legal performed additional research on this topic and has prepared a draft presentation, and suggested that the Board have a representative from COLOTrust attend the District's January meeting to provide additional information regarding permissible investments.

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## Attorney Report

Mr. Erb and Ms. Schmidt gave a brief overview of the District's First Amendment to the Service Plan reporting that the First Amendment to the District's Service Plan has been submitted to Adams County.

Ms. Schmidt reported that she and Mr. Ihnen attended a meeting with 811 to discuss reducing the number of locate notifications within the District. They were able to revise the District's utility map, which should reduce the number of locate requests by approximately 80%.

## JBK Report

Mr. Ihnen reported that leaf removal was recently performed. He also reported that there is some remaining snow on the north side of the District but that the majority of the snow has melted since the last snowstorm. Mr. Ihnen presented a proposal for annuals in 2024, noting that the amount of annual plantings has significantly decreased due to the plating of additional perennials in 2023. He also discussed the dog waste station service proposal, indicating it increased due to rising prices on dog bags.

The Board discussed the use of ice melt, and determined that it should be used only on a case-by-case basis.

Lastly, Mr. Ihnen updated the District Board that roses will not be cut until spring.

Upon motion made, seconded and unanimously carried, the 2024 flower proposal in the amount of \$4,510.02 was approved.

Upon motion made, seconded and unanimously carried, the dog waste station service proposal in the amount of \$400.00 was approved.

## District Administrator Report

Ms. Haberer noted that there have been no notable hotline calls. She also reported that she is preparing the winter newsletter and it will be ready for distribution in January of 2024 and will include information regarding snow shoveling, code enforcement, the new irrigation system, and the District Board Director vacancy.

## Other Business

The District Board discussed pet waste station locations within the District and asked that it be put on the January meeting agenda.

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Next, the District Board discussed the neighborhood survey. Mr. Erb said he would bring a draft survey to the January meeting for review.

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 8:38 p.m.



Heidi Farfel | Jun 20, 2024 13:45 MDT

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Secretary for the Meeting