

# 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 6, 2024 at 7:00 p.m.  
Wright Farms Anythink Library  
5877 East 120<sup>th</sup> Avenue  
Thornton, CO 80602

#### 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:

Nsesa Kazadi\*  
James A. Ray  
Kris Simons  
Mark Glanzer

Absent: Heidi Farfel

Also in attendance were Jeffrey Erb and Natalie Fleming\*\*, Erb Law, LLC; CJ Cook, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscaping, and Judy Haberer, District Administrator.

\* Director Kazadi arrived at 7:12 p.m.

\*\* Ms. Fleming departed at 8:10 p.m.

#### 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.

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Public Comment	There was no public comment.
Minutes of May 2, 2024 Board Meeting	The Board reviewed the minutes from the May 2, 2024 meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as presented.
Financial Matters	<p>Mr. Cook presented the District's financials through the end of April 2024. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, and water usage. Additionally, Mr. Cook discussed the current cash position and claims payable with the Board.</p> <p>Lastly, Director Ray discussed irregular water usage and requested Mr. Ihnen follow up with any meter malfunctions or leaking.</p> <p>Upon motion made, seconded and unanimously carried, the financials and cash position were accepted as presented and claims payable approved.</p>
Attorney Report	<p>Ms. Fleming gave a status update regarding the education materials necessary for the community to move forward with the traffic signs in the neighborhood. The Board discussed volunteer efforts to pick up the signage and distribute it to the community. Ms. Haberer recommended adding a note about the educational signs in the community newsletter.</p> <p>Ms. Fleming and Mr. Ihnen updated the Board on the status of the broken power meter and options to install a new meter. The Board discussed authorizing up to \$10,000 for work to replace and potentially relocate the power meter. Upon motion made, seconded and unanimously carried, the Board approved up to \$10,000 for the project.</p> <p>Ms. Fleming discussed the scheduling of a work session to review the district's investment options. The Board discussed and scheduled the work session for June 13, 2024 at 7:00 p.m.</p> <p>Ms. Fleming reported that she reached out to additional concrete repair companies to repair the sidewalk on the north side of the Wright Farms park and has not heard back. Director Kazadi offered to research additional companies and transmit to Ms. Fleming and Mr. Ihnen to contact.</p>

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Community Business	<p>Ms. Fleming updated the Board on the playground proposals from Go Play and provided the Board with renderings of the playgrounds to review. Ms. Fleming discussed the phasing of the project and potential timeline for pouring concrete pads. Director Kazadi suggested re-opening the search for proposals that align more with what the district is looking for. Mr. Erb suggested contacting a landscape architect to prepare renderings of the parks and playgrounds for the Board to review. The Board asked Mr. Erb to obtain a proposal for that work for review at the next Board meeting.</p>
Trash and Recycle Services	<p>Mr. Erb updated the Board on the status of the trash and recycling service to the district. Mr. Erb presented the Board with a draft request for proposals for trash and recycling services and discussed options with the Board.</p>
JBK Report	<p>Mr. Ihnen informed the Board of a damaged irrigation controller at 120<sup>th</sup> and Niagara. Upon motion made, seconded and unanimously carried, the Board approved up to \$700 be spent on the project.</p> <p>Mr. Ihnen reported that there was a water line break at Wright Farms Park that was repaired under warranty. In addition, he reported that the native mowing had been completed, some plants were damaged with the recent hail and weeds were removed under the Brantner Gulch pedestrian bridge.</p> <p>The Board discussed dog waste stations and Mr. Ihnen confirmed that JBK will continue servicing the stations.</p>
District Administrator Report	<p>Ms. Haberer reported that the proof of the magnet with community phone numbers will be provided shortly for review. The magnets will be sent with the newsletter.</p> <p>Ms. Haberer informed the Board the pavilion reservations are underway.</p>
Adjournment	<p>There being no further business to come before the District Board, and upon motion made, seconded and unanimously carried, the meeting was adjourned at 9:15 p.m.</p>

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*Heidi Fartel*  
Secretary for the Meeting

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