

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, July 11, 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:

James A. Ray  
Heidi Farfel  
Kris Simons  
Mark Glanzer

Absent: Nsesa Kazadi

Also in attendance were Jeffrey Erb, Esq., Sean Heidelberg, Esq. and Natalie Fleming, Erb Law, LLC; CJ Cook, CliftonLarsonAllen, LLP, Matt Corrion, Outdoor Design Group and two members of the public.

### 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 7:02 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

Two members of the public discussed the traffic and speeding issues around their residences. They explained the locations of

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note for additional traffic calming. Director Farfel explained the current process of additional traffic calming elements for the District. She also offered to collect yard signs from the County and help distribute them around the district. One member of the public asked about landscaping enforcement for residents and how to mitigate abandoned vehicles. Mr. Erb explained that there is no HOA in the District and therefore are no covenants to enforce regarding landscaping and removal of abandoned vehicles.

There being no other public comment, the two members of the public left the meeting.

Minutes of May 2, 2024  
Board Meeting

The Board reviewed the minutes from the June 6, 2024 meeting. Director Farfel pointed out two errors in the minutes that need to be updated. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as amended.

Community Business

Matt Corrian, Outdoor Design Group, presented a proposal for landscape architectural services for the District's common area renovations to add outdoor exercise equipment and updates to playground structures. The Board discussed the proposal and asked various questions about the bidding process and ability to keep the work product for future use.

Upon motion made, seconded and unanimously carried, the Board approved the proposal to engage Outdoor Design Group for landscape architectural services.

Financial Matters

Mr. Cook presented the District's financials through the end of May 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.

Director Ray discussed irregular water usage and requested Mr. Ihnen follow up with any meter malfunctions or leaking.

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

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Trash and Recycle Services      This item was not discussed.

Attorney Report                      The Board agreed that earlier conversations regarding the traffic calming program during public comment was sufficient.

Ms. Fleming informed the Board of the status of the District's website in relation to accessibility. Ms. Fleming noted that the website is fully accessible but needs to remediate the documents on the website. After reviewing the quote to remediate the documents for accessibility from the District's website manager, Journey Websites, the Board discussed their options. Upon motion made, seconded and unanimously carried, the Board approved up to \$1700 be spent on the document remediation.

Ms. Fleming informed the Board that a resident reported some broken fence posts in their backyard. Ms. Fleming contacted Mr. Greene at Commercial Fence and Iron Works to provide a proposal to fix the fence posts. The Board reviewed the proposal and Director Ray asked Ms. Fleming to check if there is any warranty on the fence. Upon motion made, seconded and unanimously carried, the Board approved the proposal to fix the fence, subject to any warranty.

JBK Report                              Mr. Ihnen was not present at this meeting and did not provide a landscaping report. Ms. Fleming updated the Board that the power meter relocation project was in progress. Ms. Fleming also informed the Board that Mr. Ihnen had met with a concrete repair company to fix the sidewalk in the Wright Farms Park that had been cracked by a tree root.

District Administrator Report      Ms. Haberer was not present at this meeting and did not provide an administrative report. Ms. Haberer did contact the Board regarding some items that need attention, including a broken playground structure, prairie dog mitigation, and fixing a fire damaged fence.

The Board discussed the broken steering wheel on a playground firetruck. Upon motion made, seconded and unanimously carried, the Board approved fixing the steering wheel.

The Board decided that they needed more information about the prairie dog mitigation and damaged fence from Ms. Haberer. The Board tabled the discussion until the next Board meeting.

