

MINUTES OF THE REGULAR MEETING OF THE BOARD  
OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, February 6, 2025, 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:

James A. Ray  
Heidi Farfel  
Mark Glanzer  
Kris Simons  
Nsesa Kazadi

Absent: None

Also in attendance were Jeffrey Erb, Natalie Fleming and Haley Trecarichi, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscape LLC; Judy Haberer, District Manager; and 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 7:04 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.

# RECORD OF PROCEEDINGS

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## Public Comment

One member of the public presented signatures he received for the traffic calming program for the community. Ms. Fleming gave an update that an application would be submitted for Tier Two of the traffic calming program in April 2025.

Another member of the public suggested the implementation of a four way stop sign at the intersection of Niagara Street, Monaco Drive, and E 123<sup>rd</sup> Avenue. He raised safety concerns due to a tree blocking the driver's view at the intersection. The Board discussed the possibility of receiving data on speed signs from the County. Mr. Erb said he would contact the County to obtain the data.

## Minutes of January 9, 2025 Board Meeting

The Board reviewed the minutes from the January 9, 2025, meeting. Following discussion, upon motion made, seconded and unanimously carried, the minutes were approved as presented.

## District Management

Ms. Fleming presented two different designs for exercise equipment from Mr. Corrion for the Wright Farms Park. The Board discussed the equipment they would like to include. The Board also discussed safety concerns around certain exercise equipment near the playground. The Board decided they would like to see other options for equipment from Mr. Corrion.

Ms. Fleming also presented proposed designs for exercise equipment for Holly Crossing Park. The Board approved the exercise equipment for Holly Crossing Park. The Board requested Ms. Fleming ask Mr. Corrion to bring color options to the meeting on March 6, 2025.

Upon motion made, seconded and unanimously carried, the Lighting Mobile contract amendment was approved.

## Financial Matters

Mr. Bourgouin presented the District's financials through the end of December 2024. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, and water usage. Additionally, Mr. Bourgouin discussed the current cash position and claims payable with the Board.

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

# RECORD OF PROCEEDINGS

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Ms. Fleming provided documentation to open an investment account as previously discussed. Once the paperwork is finalized, proposed investments will be presented to the Board for consideration.

## Trash and Recycle Services

The Board reviewed the final contract with Waste Management regarding trash and recycling services. Upon motion made, seconded and unanimously carried, the contract was approved as presented.

Ms. Haberer informed the Board she mailed the first notice on February 6, 2025. The Board discussed trash rules they wanted to adopt. The Board also proposed new questions be published to the website FAQ. The Board also proposed adding a QR code for the website to the second notice.

## Attorney Report

The Board tabled the traffic calming item as it was discussed during public comment.

Mr. Erb informed the Board that the District sent a letter to Adams County regarding repairing the Sound Barrier Wall adjacent to 120<sup>th</sup> Avenue. Mr. Erb informed the Board he would present an update when he receives a response from the County.

## JBK Report

Mr. Johnson presented the Board with 2025 costs of flowers and dog station servicing. Upon motion made, seconded and unanimously carried, the Board approved the proposals.

Mr. Johnson requested that Ms. Fleming send him a list of the total quantity of trees and location of trees in Holly Crossing Park.

## District Administrator Report

Ms. Haberer informed the Board the newsletter is on the Website.

Ms. Haberer informed the Board of a broken piece on the Jungle Gym at Wright Farms Park. Ms. Farfel offered to go to the park and send pictures of the broken piece to Mr. Erb.

## Other Business

Mr. Johnson suggested that JBK Landscape insert gardening tips into the next newsletter.

## RECORD OF PROCEEDINGS

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### 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 8:53 p.m.

  
Secretary for the Meeting

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