

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 7, 2023 at 7:00 p.m.
Wright Farms Anythink Library
5877 East 120th 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
Michael Stangoni

Absent: Kris Simons (excused)

Also in attendance were Jeffrey E. Erb, Glory S. Schmidt, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; and Jim Ihnen, JBK Landscape, LLC. No members of the public were 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 7:04 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 Board reviewed the agenda for the meeting, following which, each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Public Comment

There was no public comment.

RECORD OF PROCEEDINGS

Minutes of August 3, 2023 Board meeting

The Board reviewed the minutes from the August 3, 2023 Board 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 July 2023. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, and water usage. The District Board also discussed current interest rates and how they will affect next year's budget. Mr. Bourgouin also reviewed with the District Board the cash position and claims payable.

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

The District Board then discussed the status of the 2024 Budget and timing of the next Board meeting to discuss the 2024 Budget. The District Board also determined to hold its public hearing on the 2024 Budget hearing after the November 2023 election.

Attorney Report

Mr. Erb reported on the status of the First Amendment to the District's Service Plan. The District Board discussed next steps regarding the District's ability to provide trash services for the District's residents, including the statutory process of selecting a contractor who will provide the trash collection and transportation services.

Director Kazadi directed Mr. Bourgouin to research the estimated cost for trash collection and transportation in the District and present this figure at the next District Board meeting.

Mr. Erb reviewed the Frequently Asked Questions ("FAQs") regarding the City of Thornton with the District Board, including the revisions that were made at the August 2023 District Board meeting. The District Board made further suggestions regarding these FAQs, including, but not limited to the addition of website hyperlinks to the City of Thornton's website. The District Board directed Mr. Erb to make the suggested revisions to the FAQs for the next District Board meeting.

RECORD OF PROCEEDINGS

JBK Report

Mr. Ihnen reported that JBK Landscape completed native mowing and that they will perform one more aeration in the fall. Mr. Ihnen also reported the status of the split rail fencing maintenance and replacement within the District. Next, Mr. Ihnen reported the hole located on 120th and Niagara is due to an irrigation line leak, but is being repaired. The District Board then discussed locations of dead trees in the District, including one located on Holly St.

Mr. Ihnen discussed the Holly Crossing Park irrigation agreement. Mr. Ihnen reported that the bond he is statutorily required to obtain to perform the services under the irrigation agreement was not factored into the original agreement and therefore, the agreement sum will increase by \$3,324.00. Mr. Ihnen also reported that JBK's warranty will be for 5 years.

The District Board discussed the JBK Landscape rip-rap proposal and the benefits of this rip-rap installation. The District Board discussed the different materials that could be used instead of rip-rap. Mr. Ihnen reported rip-rap will be the most effective material because there will be less risk of it washing out compared to other materials. The District Board tabled the decision regarding the installation of rip-rap within the District.

Lastly, Mr. Ihnen updated the District Board on the 811 locates occurring within the District. Mr. Ihnen reported that 1-3 locates are called in to JBK Landscape per house. The District Board directed Mr. Erb to contact 811 and update the 811 map to try and diminish the amount of locates called in to JBK Landscape.

District Administrator Report

Ms. Haberer noted that a resident contacted her regarding prairie dogs within his property.

There were no other notable hotline calls.

Other Business

Director Kazadi reported to the District Board the status of the playground, bench, and exercise equipment installation within the District's parks. Director Kazadi reported she did receive information from Go Play regarding playground installation. She reported that she is still unsure about what playgrounds should be installed in the District. Mr. Erb informed the District Board that he could reach out to different playground consultants he knows to assist with this process. The District Board directed Mr. Erb to report on the availability of these

RECORD OF PROCEEDINGS

consultants at the next District Board meeting. Director Kazadi reported that she will provide the bench proposals at the next District Board meeting.

Next, the District Board discussed pet waste station locations within the District, agreeing to revisit the pet waste station locations at the next District Board meeting.

The District Board also discussed the neighborhood survey, agreeing that each Director would consider what should be in this survey and reporting on their suggestions at the next District Board meeting.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:07 p.m.


Secretary for the Meeting
