

MINUTES OF THE SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 9, 2025, 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  
Mark Glanzer  
Kris Simons  
Nsesa Kazadi

Absent: None

Also in attendance were Jeffrey Erb and Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Matt Corrion, Outdoor Design Group, Inc.; Molly Hootstein, Recreation Plus; 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 7:03 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

---

### Public Comment

One member of the public asked for an update on the traffic calming program for the community. Ms. Fleming gave an update that street striping and temporary speed feedback signs had been implemented within the community. The Board then discussed the potential of submitting the application for Tier Two of the traffic calming program, which would include engineered elements; speed tables and other features built into the road to support slower traffic speeds. The Board discussed the application and timeline, and decided to prepare the application for submittal in April 2025.

### 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 amended.

### District Management

Mr. Corrion of Outdoor Design Group gave an update on the status of the playground project designs. The Board discussed the equipment they would like to include and colors for the items. Mr. Corrion and Ms. Hootstein explained the benefits of certain colors for the various equipment items. The Board discussed various additional items regarding the playground proposals and fitness equipment. Mr. Corrion offered to provide photos of the selected colors next to each other for the Board to review at the next meeting.

### Financial Matters

Mr. Bourgouin presented the District's financials through the end of November 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.

The Board discussed the investment of district funds and requested Ms. Fleming continue to reach out to Peak Investments.

### Trash and Recycle Services

Ms. Fleming presented the Board with a calendar for community notice postcards to alert residents of the upcoming trash and recycling services. The Board discussed the calendar and

## RECORD OF PROCEEDINGS

---

timeline for mailing the notices. Ms. Haberer volunteered to handle the mailing of the postcards.

Attorney Report

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

Ms. Fleming informed the Board that the County has been contacted regarding the damaged fence and Ms. Fleming will follow up for more information at the next meeting

JBK Report

There was no representative present from JBK Landscaping and therefore no report.

District Administrator Report

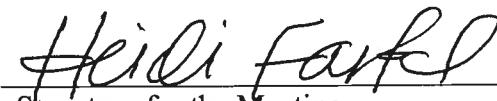
Ms. Haberer informed the Board that there was no additional business to discuss.

Other Business

There was no other business for the Board to discuss.

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 9:20 p.m.



---

Secretary for the Meeting