

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 5, 2024 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
Kris Simons
Mark Glanzer
Nsesa Kazadi

Absent: James A. Ray

Also in attendance were Jeffrey Erb, Esq. and Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape; Judy Haberer, District Manager; Matt Corrian, Outdoor Design Group, and five 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.

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Public Comment

Three members of the public discussed various criminal activities around their residences, including stolen and/or abandoned vehicles, graffiti, and unauthorized motor vehicles entering the open space near Brantner Gulch. The Board offered suggestion and ideas for dealing with and reporting the crimes. The members of the public also expressed their appreciation for the traffic calming efforts that have been made. Ms. Fleming updated the Board on the next steps of the process.

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

Minutes of August 1, 2024 Board Meeting

The Board reviewed the minutes from the August 1, 2024 meeting. Following discussion, upon motion made, second 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 the importance of additional shade structures. Mr. Corrion offered that additional trees might be an option for shade.

Mr. Erb inquired about any areas that might be in a flood plain and the need to request permits for the project. Mr. Corrion will handle those items and prepare a presentation for the next regular Board meeting.

Financial Matters

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

Director Kazadi expressed interest in recontacting and hiring Robert Casaceli to prepare an investment strategy for the District, which may include a certificate of deposit ladder. Director Kazadi will follow up with Mr. Casaceli with the intention for further discussion at the October Board meeting.

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Trash and Recycle Services The Board reviewed and discussed the draft bid for trash and recycling services. Upon motion made, seconded and unanimously carried, the Board approved the draft bid and requested legal counsel publish a request for proposals.

Attorney Report The Board agreed that earlier conversations regarding the traffic calming program during public comment was sufficient and asked for research regarding adding “no parking” signs to highly congested corners in the neighborhood.

Ms. Fleming updated the Board that all fence repairs have been made and the insurance claim had been filed and accepted.

Ms. Fleming asked Director Farfel about the additional area of concrete that needed repair to add to the contract with KP Concrete and Design.

The Board requested that Mr. Erb add the stolen vehicles issue to the letter to County regarding abandoned vehicles in the District.

The Board tabled the discussion on the Right-of-Way question regarding landscaping maintenance.

JBK Report Mr. Ihnen updated the Board that the split rail fencing has been repaired in the areas that were addressed at the previous meeting. Mr. Ihnen’s team checked the park irrigation where the new meter had been installed and reported it was all working well.

Mr. Ihnen next reported that the drains had all been cleaned out around the District.

Regarding remaining landscape items, Mr. Ihnen reported that there is one last fertilization, aeration and native mow occurring in the fall.

Mr. Ihnen also reported that his team will be doing a tree inventory to provide replacement or heavy trimming recommendations.

District Administrator Report Ms. Haberer updated the Board that Pet Scoop raised their prices by \$5.00 a month. Upon motion made, seconded and unanimously carried, the Board approved the increase.

Other Business

There was no other business.

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 9:22 p.m.

Nam K. Koh
Secretary for the Meeting

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