

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, October 3, 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:

James A. Ray
Kris Simons
Mark Glanzer
Nsesa Kazadi

Absent: Heidi Farfel

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 Corrion, Outdoor Design Group.

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

There was no public comment.

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Minutes of September 5, 2024 Board Meeting

The Board reviewed the minutes from the September 5, 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 two park and Brantner Gulch trail designs that Mr. Corrion provided. The Board discussed the possibility of adding water fountains to the parks and trail. Mr. Corrion discussed various items with the Board, including ADA compliance, flooring materials, correct tree species for the area, bench facing directions, and retaining walls. Mr. Corrion will update his proposals and attend the November Board meeting to discuss further.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of August 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 tabled the discussion regarding financial investing.

Mr. Bourgouin informed the Board that the 2025 budget would be reviewed at the November budget hearing. He then discussed various line items with the Board and suggested changes to implement.

Trash and Recycle Services

Mr. Erb and Ms. Fleming updated the Board that the Request for Proposals for trash and recycling services had been published and should have responses before the next Board meeting.

Attorney Report

Ms. Fleming updated the Board that the tier one application had been submitted to the Traffic Calming program. A representative from Adams County informed Ms. Fleming that the area would be reviewed in the next three weeks and assessed for any necessary paint striping or signage.

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Ms. Fleming informed the Board that KP Concrete will perform one last walk-through before beginning the work to repair the concrete. Mr. Ihnen will attend the walk-through.

Mr. Erb updated the Board on the letter to the County regarding criminal activity and traffic issues.

JBK Report

Mr. Ihnen informed the Board that a water meter had been removed by the County and that he is in the process of getting the issue resolved. Upon motion made, seconded and unanimously carried, the Board approved up to \$5,000 for a new meter to be installed.

Regarding remaining landscape items, Mr. Ihnen reported that the last fertilization, aeration and native mow has occurred. Tree pruning and additional winterization will happen in the coming weeks.

Mr. Ihnen discussed his 2025 contract with the Board. Mr. Erb will draft an updated contract for execution at the next meeting.

District Administrator Report

Ms. Haberer updated the Board that she inspected the neighborhood for graffiti and did not find any.

The Board requested Ms. Haberer add parking information to the next newsletter to inform the neighborhood that parking too close to stop signs is illegal.

Other Business

Director Kazadi inquired about offering Ms. Haberer a raise for her services to the district. The Board will discuss at the next meeting.

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 9:08 p.m.


Secretary for the Meeting