

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, November 7, 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
Heidi Farfel
Mark Glanzer

Absent: Kris Simons
Nsesa Kazadi

Also in attendance were Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Jim Ihnen, JBK Landscape; and Judy Haberer, District Manager.

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 7:05 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 October 3, 2024 meeting. Following discussion, upon motion made, second and unanimously carried, the minutes were approved as amended.
District Management	Ms. Fleming informed the Board that Matt Corrion will be present at the December Board meeting to discuss the next steps of the playground project.
	Ms. Fleming presented the 2025 Annual Administrative resolution and discussed the minor changes. Upon motion made, seconded and unanimously carried, the Board approved the 2025 Annual Administrative resolution as presented.
	Ms. Fleming then presented the 2025 Election resolution and explained the election process to the Board. Upon motion made, seconded and unanimously carried, the Board approved the 2025 Election resolution as presented.
Financial Matters	Mr. Bourgouin presented the District's financials through the end of September 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.
2025 Budget and Amended 2024 Budget (if necessary)	The District Board discussed the updated draft 2025 Budget. Mr. Bourgouin highlighted the changes to the draft 2025 Budget since the prior District Board meeting, including the addition of a line item for both capital outlay and trash services. Mr. Ihnen discussed adding a line item for tree removal in 2025. Mr. Bourgouin indicated the draft 2025 Budget addressed this need. The District Board opened the public hearing for the draft 2025 Budget at 7:35 p.m. No members of the public were present and no public comment was made. The public hearing was closed at 7:36 p.m. The District Board discussed the publication requirement for the public meeting, noting all statutory requirements have been fulfilled. The Board discussed an increase of the tree maintenance line item and the temporary mill levy reduction. Upon motion made, seconded and unanimously

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carried, the 2025 budget, appropriation of funds and setting of the mill levy was approved as shown on the amended 2025 budget.

Trash and Recycle Services Ms. Fleming presented the Board with a summary of the two bids that have been received for trash and recycling services. The Board tabled the discussion until the next Board meeting.

Attorney Report Ms. Fleming updated the Board that the tier one implementation for traffic calming had begun. The Board discussed the potential tree trimming near traffic signs and requested Ms. Fleming check in with the program for clarification. Mr. Ihnen offered to trim any trees that were district property that may be blocking any traffic signs.

Ms. Fleming informed the Board that the letter to the County regarding criminal activities was signed and sent.

Ms. Fleming updated the Board on a newly damaged fence. The Board requested Commercial Fence and Iron Works perform a walk through of the entire neighborhood to assess any additional repairs.

The Board discussed additional fence repairs that are necessary, including a leaning fence on Jasmine street and a hole in the brick wall on Niagara and 120th. Director Ray requested that legal counsel review the maintenance and ownership responsibilities for the brick fence.

JBK Report Mr. Ihnen informed the Board that the electrical meter that had been removed by United Power would be more costly than anticipated due to the need to run a new ground line to the meter. Mr. Ihnen requested that Ms. Fleming assist with contacting the homeowner near the meter regarding this activity.

Regarding remaining landscape items, Mr. Ihnen reported that the irrigation has been winterized and the backflows had been pulled and stored.

Mr. Ihnen informed the Board that the concrete repairs had been finished.

Discussion regarding JBK 2025 contract was tabled until the next meeting.

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District Administrator Report	Ms. Haberer informed the Board that she is drafting the next newsletter and will add a note about pavilion reservations and leftover trash. Ms. Haberer requested that Ms. Fleming revise the reservation application form for clarity and ease of use.
Other Business	The Board discussed food and drink responsibilities for the District holiday party on December 5 th .
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 8:41 p.m.

Heidi Farfel
Secretary for the Meeting

