

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, December 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:

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 and CJ Cook, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscape LLC; 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 7:07 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 December 5,
2024 Board Meeting

The Board reviewed the minutes from the November 7, 2024, meeting. Following discussion, upon motion made, seconded and unanimously carried, the minutes were approved as amended.

District Management

Ms. Fleming informed the Board that Matt Corrion will be present at the February Board meeting to discuss the next steps of the playground project. Ms. Fleming presented the Board with questions from Ms. Corrion regarding the project. The Board discussed the questions and comments from Mr. Corrion and instructed Ms. Fleming to relay the information to Mr. Corrion.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of October 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 policy and instructed Ms. Fleming to reach out to Robert Casaceli at Peaks Investment Management and inquire about a new investment ladder for the District.

Mr. Bourgouin then discussed the need for the newer Board members to receive a District credit card. Mr. Erb suggested that any debit cards be replaced with credit cards to minimize fraud issues.

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. After discussion, the Board agreed to choose the bid from Waste Management and instructed Ms. Fleming to reach out regarding a timeline and assistance with the transition. The Board then discussed a start date for the services.

Upon motion made, seconded and unanimously carried, the Board awarded Waste Management the trash and recycling services bid for the District.

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Attorney Report

The Board informed Ms. Fleming that there have been speeding input signs that show the driver how fast they are going around the neighborhood. The Board requested Ms. Fleming follow up with the County regarding additional road striping and signs. Director Glanzer informed Ms. Fleming that one of the speeding signs is broken and requested a repair.

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 repair and insurance claim.

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 Street and E 120th Ave. Director Ray requested that legal counsel review the maintenance and ownership responsibilities for the brick wall.

JBK Report

Mr. Johnson 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. Johnson requested that Ms. Fleming assist with contacting the homeowner near the meter regarding this activity. Upon motion made, seconded and unanimously carried, the Board approved additional funds for the repair.

Mr. Johnson then reminded Ms. Fleming about updating the 811 locate contact information.

District Administrator Report

Ms. Haberer informed the Board that there was no additional graffiti in the community. Ms. Haberer requested that Ms. Fleming revise the reservation application form for clarity and ease of use.

Other Business

The Board discussed a raise for Ms. Haberer. Upon motion made, seconded and unanimously carried, the Board approved a raise for Ms. Haberer.

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 8:45 p.m.


Secretary for the Meeting