

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

### WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, April 10, 2025, at 7:00 p.m.  
Wright Farms Anythink Library  
5877 East 120<sup>th</sup> 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, Haley Trecarichi, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscape LLC; Judy Haberer, District Manager; Robert Casaceli, Peak Investments (via telephone) 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 7:05 p.m.

#### Declaration of quorum/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

One member of the public asked questions regarding the new trash and recycling services being provided by the District and any fines that may apply. The Board advised her that there was going to be a grace period before the Board began to implement fees related to trash.

There were no additional public comments.

## Minutes of March 6, 2025, Board Meeting

The Board reviewed the minutes from the March 6, 2025, meeting. Following discussion, upon motion made, seconded and unanimously carried, the minutes were approved as presented.

## District Management

Mr. Erb explained the current status of the Exercise Equipment and Playground Design. Mr. Erb explained the need to split up the bid between installation of equipment and landscaping. Mr. Johnson from JBK said JBK can do everything besides the installation. The Board discussed wanting quotes for playground installation and timeline of when it could be installed for the May meeting.

## Financial Matters

Mr. Casaceli called into the meeting to discuss the status of the current financial market and interest rates. Mr. Casaceli gave numerous options regarding how to invest the money the District has allocated.

Upon motion made, seconded and unanimously carried, the Board approved an investment ladder with \$140,000 increments up to \$1,000,000 in the next three months with seven maturities.

Mr. Bourgouin presented the District's financials through the end of February 2025. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, and water usage.

Director Farfel requested that Mr. Bourgouin look into a fee from Utility Notification Center that was included in the Claims. Mr. Bourgouin told the Board he would contact the Utility Notification Center.

Upon motion made, seconded and unanimously carried, the financials and cash position were accepted as presented and claims payable approved.

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## Trash and Recycle Services

Mr. Erb reported that the trash and recycling services began the week prior as scheduled. The Board discussed the need for subaccount numbers in order for residents to get in touch with Waste Management customer service line.

Mr. Erb notified the Board that a letter had been sent to numerous trash providers in the District alerting them of the new District provided services and that they can no longer provide trash services to customers in the Wright Farms Metropolitan District.

## Attorney Report

Mr. Erb informed the Board that the next phase of the Traffic Calming Program would take place in April. Director Glanzer informed the Board that he obtained additional “slow down” signs from the traffic department and distributed some throughout the District.

Mr. Erb informed the Board that he was working on a letter to Adams County regarding repair of the Sound Barrier Wall located adjacent to E. 120<sup>th</sup> Avenue. The Wall was built in 2006 by Adams County pursuant to an Intergovernmental Agreement (“IGA”) entered into between the District and Adams County. Pursuant to the IGA, Adams County was to transfer ownership of the Wall to the District upon completion of the construction of the Wall. Adams County never transferred ownership of the Wall. The Wall has deteriorated and now has numerous defects. The District reached out to Adams County in 2010, 2011, and now 2024 to resolve the defects with the Wall. The District has informed Adams County that once the County repairs the Wall to a new condition, the District will take ownership of the Wall. The county refuses to repair the Wall.

Mr. Erb informed the Board of the playground inspection that took place on April 8<sup>th</sup>, 2025, and that a full report should be available to the District soon regarding the state of the playground.

## JBK Report

Mr. Johnson informed the Board that JBK was preparing for the upcoming spring and summer landscaping season.

The Board then requested that Mr. Johnson follow up on a few possible dead trees within the District.

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District Administrator  
Report

Mrs. Haberer informed the Board that a resident called her stating they did not receive trash or recycling cans from Waste Management.

Other Business

Director Ray requested that the Holly Crossing entrance signs be replaced.

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 9:18 p.m.

  
Secretary for the Meeting

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