

# RECORD OF PROCEEDINGS

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

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### WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, May 1, 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

Absent: Nsesa Kazadi

Also in attendance were Haley Trecarichi, Natalie Fleming, Erb Law, LLC; CJ Cook, CliftonLarsonAllen, LLP; 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 7:04 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.

#### Public Comment

There was no public comment.

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Minutes of April 10, 2025,  
Board Meeting

The Board reviewed the minutes from the April 10, 2025, meeting. Following discussion, upon motion made, seconded and unanimously carried, the minutes were approved as presented.

District Management

Ms. Fleming explained the current status of the bid for the Exercise Equipment and Playground Design. Attorney Trecarichi explained the permits that need to be obtained from Adams County prior to commencing the project. Attorney Trecarichi further explained that the project can be completed in the fall as long as the temperature is above 50 degrees for 48 hours to lay the pour in place concrete.

Ms. Fleming informed the Board that there is no update at this time on the Playground Inspection.

Financial Matters

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

Director Ray requested that CJ Cook add a column to the Financials for interest rates of the previous month in order to compare interest rates.

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

CJ Cook presented the Audit Exemption.

Upon motion made, seconded and unanimously carried, the audit exemption was ratified as presented and approved.

Trash and Recycle Services

Attorney Trecarichi reported that residents can access their Waste Management accounts by using their address. The Board discussed continuing the grace period before implementing fees for violation of the Trash Rules and Regulations.

Director Farfel requested that Attorney Trecarichi reach out to Waste Management regarding scheduling Dumpster Days for the District.

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### Attorney Report

Ms. Fleming presented the Board with a memorandum regarding the traffic calming program. Ms. Fleming informed the Board that the next phase of the Traffic Calming Program was submitted to Adams County.

Attorney Trecarichi informed the Board that she was working on a letter to Adams County regarding the Sound Barrier Wall repair and ownership.

Ms. Fleming informed the Board of the ADA requirements for the District website.

Ms. Fleming informed the Board that the District's election was cancelled, and Director Simons would be appointed to the Board at the June meeting. She also informed Director Glanzer he needs to take his oath of office within 30 days after May 6 in front of a notary or another Board member.

### JBK Report

No representative of JBK Landscaping was present at the meeting.

### District Administrator Report

There was no District Administration report.

### Other Business

Director Farfel raised a concern about fixing the Holly Crossing signs while Adams County owns the Sound Barrier Wall.

Director Glanzer requested legal to contact United Power regarding trimming trees near streetlights. Attorney Trecarichi told Director Glanzer she would follow up and report on the status at the June meeting.

Director Farfel and Director Glanzer informed the Board they would not be in attendance of the June 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 8:04 p.m.



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Heidi Farfel  
Secretary for the Meeting