

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, June 12, 2025, at 7:00 p.m.
Wright Farms Anythink Library
5877 East 120th Avenue
Thornton, CO 80602

Attendance

A special 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

Absent: Nsesa Kazadi

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

One member of the public raised complaints about Waste Management. He explained that Waste Management did not pick up his trash due to the distance the trash bin was from his vehicle. He also had concerns regarding the fee schedule for violation of

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the Districts Trash and Recycling Rules and Regulations. The Board advised him that there was going to be a grace period before the District began to implement fees related to trash and recycling.

Another member of the public informed the Board that the meeting minutes from August 2024 through December 2024 were not uploaded on the District website. The Board advised her that this would be fixed.

There were no additional public comments.

Attorney Report

Ms. Fleming presented the update on the traffic calming program. She submitted phase two of the traffic calming program to Adams County and is waiting to hear back. Ms. Fleming then presented the Board with a map from Adams County website that detailed the counties plan to re-pave all of the roads in the District.

Attorney Erb updated the Board on the dispute with Adams County regarding ownership of the Sound Barrier Wall located adjacent to E. 120th 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, the District will consider taking ownership of the Wall. The last correspondence that Attorney Erb sent to Adams County was in June 2025. Attorney Erb is awaiting a response from the County.

Minutes of May 1, 2025, Board Meeting

The Board reviewed the minutes from the May 1, 2025, meeting. Following discussion, upon motion made, seconded and unanimously carried, the minutes were approved as presented.

District Management

Attorney Erb explained the current status of the Exercise Equipment and Playground Design. Outdoor Desing Group submitted a change in use permit to Adams County. Once Adams County approves the permit then the bidding on the project can begin.

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The Board reviewed the Agreement with Outdoor Design Group for Construction Administration Services. Upon motion made, seconded and unanimously carried, the Board approved the Agreement for Construction Administration Services with Outdoor Design Group, Inc.

Attorney Erb presented the Playground Inspection Report of Wright Farms Park and Holly Crossing Park. Attorney Erb informed the Board that there is one high risk safety defect at Wright Farms Park that needs immediate attention. He further informed the Board that his office was working to schedule repairs of both playgrounds. The Board noted that the area of high safety risk has been closed to use, but noted that the tape closing the area has been repeatedly removed. The District will continue to monitor and replace as needed.

The Board considered the appointment of Kris Simons to one of the vacant Board seats. Upon motion made, seconded and unanimously carried, the Board appointed Kris Simons to the Wright Farms Metropolitan District Board of Directors.

Financial Matters

Mr. Casaceli called into the meeting to discuss the status of the current financial market and interest rates. Mr. Casaceli informed the Board that he had already invested in four certificates of deposit at maturities of 18 months, 22 months, 24 months, and 26 months for \$140,000.00 each. Mr. Casaceli discussed options regarding how to invest the remainder of the money that the District has allocated.

Upon motion made, seconded and unanimously carried, the Board approved the purchasing of two additional certificates of deposit maturing in December 2026 and December 2027 to help spread out interest rate risk.

Mr. 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.

Mr. Cook suggested putting the Waste Management bill on auto pay to avoid any late payments. The Board agreed to put the Waste Management bill on auto pay.

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

Trash and Recycle Services

Attorney Trecarichi presented the Board with information regarding a Bulk Item Disposal Day in the District. Attorney Trecarichi informed the Board that they would need to provide Waste Management with a date and location for the Bulk Disposal Day. Attorney Trecarichi also informed the Board that she would confirm with Waste Management how many roll-off containers are included in the District and Waste Management's Agreement.

Director Farfel volunteered to work with Director Kazadi to plan the Bulk Disposal Days as well as a community picnic.

Mr. Johnson proposed the idea of JBK helping to manage and facilitate the Bulk Disposal Day to ensure only residents of the District were participating and only permitted items are deposited into the dumpster. He will also seek to have a Spanish speaking employee on-site to further improve the process.

JBK Report

Mr. Johnson informed the Board that JBK Landscaping was working on a solution to the new regulation requiring the use of electric landscaping equipment if under a certain size.

Mr. Johnson informed the Board of an irrigation issue on Niagara Street. There is currently no power on Niagara Street and no water. Mr. Johnson informed the Board that JBK is working on a solution to get power to Niagara as soon as possible.

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

District Administrator Report

Mrs. Haberer informed the Board that she will not be in town for ten days and will need someone to manage the District hot line. Director Farfel volunteered to manage the District hot line.

Other Business

There was no further business to come before the Board.

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 9:09 p.m.

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Heidi Farfel

Secretary for the Meeting