

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, July 10, 2025, at 7:00 p.m.  
Wright Farms Anythink Library  
5877 East 120<sup>th</sup> 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  
Nsesa Kazadi  
Kris Simons

Absent: None

Also in attendance were Jeffrey Erb, Haley Trecarichi, Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscape LLC; Judy Haberer, District Manager; 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 7:06 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 the condition of the grass on Niagara. He also had concerns regarding how Waste Management would handle excess trash during the holiday

# RECORD OF PROCEEDINGS

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season. Another member of the public complained that she would prefer to continue using her own trash service rather than Waste Management.

There were no additional public comments.

## Minutes of June 12, 2025, Board Meeting

The Board reviewed the minutes of the June 12, 2025, special meeting. Director Ray requested that Attorney Erb revise the minutes to include the mention of the irrigation problem on Niagara Street. The Board requested the approval of the June 12, 2025, minutes be on the Agenda for the August Board meeting.

## District Management

Attorney Trecarichi explained the status of the Exercise Equipment and Playground Design project. Outdoor Desing Group submitted the construction plans to Adams County for their review. Adams County's comments are due to the Outdoor Design Group by July 15, 2025. Adams County must approve the Construction Plans because Adams County owns the land the project is being built on.

Attorney Trecarichi informed the Board that Playground Safety Solutions, LLC went to Holly Crossing Park and Wright Farms Park and inspected the playground defects. Playground Safety Solutions is preparing a proposal for the repairs which Attorney Trecarichi will provide the Board at the August meeting.

Director Farfel informed the Board that she went to Wright Farms Park prior to the meeting and replaced caution tape on the parts of the playground needing repair.

The Board considered the appointment of Mark Glanzer to the vacant Board seat. Upon motion made, seconded and unanimously carried, the Board appointed Mark Glanzer to the Wright Farms Metropolitan District Board of Directors.

## Financial Matters

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

Director Farfel raised a question regarding the Waste Management invoice. There was a 'Recycle Offset Charge' for \$2,000.00. Attorney Erb and Mr. Bourgouin discussed meeting to

# RECORD OF PROCEEDINGS

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compare the Agreement with Waste Management and the charges on the first four-month invoices to ensure compliance.

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 a calendar of dates to send notices to the community of the imposition of fines for violations of the District's Trash and Recycling Rules and Regulations. Attorney Trecarichi also presented to the Board with a draft flyer to send to the community reminding residents of the trash rules and regulations and the imposition of fines.

The Board discussed and decided against the imposition of fines at this time. The Board decided they would potentially begin imposing fines for violations of the Trash and Recycling Rules and Regulations in 2026.

The Board requested Attorney Trecarichi revise the flyer to only include reminders of the Trash and Recycling Rules and Regulations.

Director Farfel presented the Board with information regarding a community dumpster day. Director Farfel suggested one dumpster day in the fall of 2025 and one in the spring of 2026. Attorney Trecarichi informed that Board that pursuant to the Districts contract with Waste Management, the District can have 2 dumpster days with four 30-yard roll offs per year. Attorney Trecarichi informed the Board that she would contact Adams County about the potential need to obtain a permit to place the dumpsters on roads owned by the county.

Mr. Johnson informed the Board that JBK Landscaping staff would be available to monitor and supervise the dumpster days.

## Attorney Report

Attorney Erb informed the Board that he had a phone call with the Chief Deputy Attorney at Adams County to discuss maintenance and ownership of the sound barrier wall on 120<sup>th</sup> avenue. Attorney Erb discussed with the Board that Adams County has admitted ownership of the wall, but has refused to repair any of it. Attorney Erb suggested the District send correspondence to the County Commissioners regarding

## RECORD OF PROCEEDINGS

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necessary repairs to the wall. The Board discussed the cost of repairing the wall.

### JBK Report

Mr. Johnson presented the Board with a proposal to power the irrigation meter on Niagara with solar power in the amount of \$9,400.00. The Board asked Mr. Johnson to find out if the solar power would require approval from Adams County.

The Board discussed how the meter on Niagara is in the right-of-way owned by Adams County. Mr. Johnson recommended solar power on Niagara due to the elaborate requirements of Adams County to work in their right-of-way.

Mr. Johnson also informed the Board that due to the design of the irrigation system at Holly Crossing Park and the location of the backflow valve adding a water fountain and dog water station is likely not possible. The Board requested that Mr. Johnson further investigate with Outdoor Design Group and obtain pricing for a tap fee in Holly Crossing Park to restore the dog water station.

### District Administrator Report

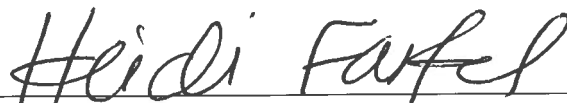
There was no District Administrator Report.

### Other Business

Director Ray requested that Attorney Erb prepare a memorandum detailing various new house bills and how they would impact the District.

### 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 9:37 p.m.



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Secretary for the Meeting