

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

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

Attendance

A 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
Kris Simons
Mark Glanzer

Absent: Nsesa Kazadi (excused)

Also in attendance were Haley Trecarichi and 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 7:05 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

Public comment was provided regarding tree branches hanging onto the sidewalk. The member of the public wanted more information on whose responsibility it was to trim the trees.

Public comment was made regarding the desire for additional information regarding the implementation of fines for violating the Trash and Recycling Rules and Regulations. The Board informed him that no decision has been made regarding the implementation of fines.

Public comment was made about trash pickup for residents who live in cul-de-sacs. The Board discussed options for those residents to ensure their trash was picked up. The Board advised residents who live in cul-de-sacs to ensure their trash and recycling bins are pushed out three feet past any vehicles or other objects.

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. Upon motion made, seconded and unanimously carried, the Board approved the June 12, 2025 special meeting minutes.

Minutes of July 10, 2025, Board Meeting

The Board reviewed the minutes of the July 10, 2025, regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the July 10, 2025 regular meeting minutes.

District Management

Attorney Trecarichi explained the status of the Exercise Equipment and Playground Design project. Outdoor Design Group submitted the construction plans to Adams County for their review. Adams County's supplied Outdoor Design Group with comments on the construction plans. The County's comments require services of a civil engineer. The Board reviewed the proposal with ICON Engineering for civil engineer services. Upon motion made, seconded and unanimously carried, the Board approved the Icon Engineering scope for the exercise equipment and playground design project.

Attorney Trecarichi presented the Board with a proposal from Playground Safety Solutions, LLC for repairs to the Wright Farms Park and Holly Crossings Park playgrounds. The Board discussed how the scope did not need to include graffiti removal as the District already pays for lightening mobile to do graffiti removal. The Board reviewed the proposal with Playground Safety

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Solutions, LLC. Upon motion made, seconded and unanimously carried, the Board approved Playground Safety Solutions scope subject to the removal of graffiti removal from the scope.

Mr. Johnson discussed with the Board the issue of getting power to Niagara Street. Mr. Johnson explained how time was of the essence to save the grass from dying and thus the battery power had already been implemented on Niagara Street. Upon motion made, seconded and unanimously carried, the Board ratified the battery power proposal.

Financial Matters

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

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 to the Board with a draft flyer to send to the community reminding residents of the trash and recycling rules and regulations. The Board discussed adding a bullet point to the flyer regarding residents who live in cul-de-sacs. Upon motion made, seconded and unanimously carried, the Board approved the flyer as amended to include a bullet point regarding a reminder to cul-de-sac residents to push their trash cans out past their vehicle.

Attorney Trecarichi presented another flyer to the Board regarding notice to residents of the implementation of fines for violations of trash and recycling rules and regulation. The Board decided not to move forward with mailing this flyer at this time.

Director Farfel presented the Board with information regarding a community dumpster day. Director Farfel suggested a dumpster day on October 11, 2025 from 11:00 a.m. to 3:00 p.m. Attorney Trecarichi informed that Board that pursuant to the Districts contract with Waste Management, the District has two 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.

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

Attorney Report

Ms. Fleming provided the Board with a letter from Adams County regarding the next phase of the traffic calming program. The Board reviewed the placement of speed tables from Adams County. The Board requested Ms. Fleming ask Adams County to place additional speed tables on Niagara Street and in residential parts of the District.

Attorney Trecarichi presented the Board with draft correspondence to send to the Adams County Board of County Commissioners regarding repairs to the sound barrier wall located adjacent to 120th street. The Board reviewed the draft correspondence. Upon motion made, seconded and unanimously carried, the Board approved the correspondence to be sent to the Board of County Commissioners.

JBK Report

Mr. Johnson informed the Board that the trees which had been previously approved by the Board had been planted.

District Administrator Report

There was no District Administrator Report.

Other Business

There was no further business.

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 9:15 p.m.


Secretary for the Meeting

