

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 4, 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:

Nsesa Kazadi
Heidi Farfel
Kris Simons
Mark Glanzer

Absent: James A. Ray (excused)

Also in attendance were Jeffrey Erb and Haley Trecarichi, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Manager.

Call to Order

Director Farfel 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 7:08 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

No members of the public were in attendance.

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Minutes of August 7, 2025, Board Meeting

The Board reviewed the minutes of the August 7, 2025, regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as presented.

District Management

Attorney Erb explained the status of the Exercise Equipment and Playground Design project. ICON Engineering and Outdoor Design Group are working on preparing updated Construction Designs to submit to Adams County for review. The Board requested Attorney Erb get an updated timeline on project completion.

Attorney Trecarichi discussed with the Board that Playground Safety Solutions was scheduling the necessary repairs to Wright Farms Park and Holly Crossings Park. The Board discussed sending in the repairs to the SDA Pool Insurance and getting playground inspections once a year.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of July 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 subject to review by Director Farfel.

Trash and Recycle Services

Attorney Trecarichi presented to the Board with a draft flyer to send to the community regarding the District Dumpster Day. The Board instructed Attorney Trecarichi to send the flyer out as amended.

Attorney Report

Attorney Erb provided the Board with an update on the Traffic Calming Program. Ms. Fleming submitted the updated locations of the speed tables to Adams County and is waiting on a response. Attorney Erb informed the Board that based on the County's speeding assessments, there was no data to support the need for a speed table on Niagara Street.

Attorney Erb discussed the Seller Disclosure Requirements under §§ 38-35.7-110, -111 C.R.S. with the Board. Attorney Erb explained that this statute did not apply to the District because the statute only applies to metropolitan districts formed after

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2000. Attorney Erb further explained that the statute mandated a seller provide these disclosures, not the District. To assist sellers within the District, the Board requested that Attorney Erb prepare a seller disclosure for the District.

JBK Report

There was no representative from JBK Landscaping in attendance.

District Administrator Report

Ms. Haberer informed the Board of an emergency cleaning that took place for the equipment at Holly Crossing Park due to bodily fluid on the equipment.

Other Business

There was no other 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 8:29 p.m.



Secretary for the Meeting