

# 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, October 2, 2025, at 7:00 p.m.  
Wright Farms Anythink Library  
5877 East 120<sup>th</sup> 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  
Nsesa Kazadi  
Heidi Farfel  
Kris Simons  
Mark Glanzer

Absent: None

Also in attendance were Jeffrey Erb, Erb Law, LLC; CJ Cook, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscaping.

#### 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 7:01 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

The Board noted that there was a question on the November ballot for the school district for a tax increase.

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### Minutes of September 4, 2025, Board Meeting

The Board reviewed the minutes of the September 4, 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 directed Attorney Erb to inquire if the Board can purchase the exercise equipment today and store with JBK. The Board also requested that Outdoor Design Group attend the November meeting.

Attorney Erb discussed with the Board that Playground Safety Solutions was scheduling the necessary repairs to Wright Farms Park and Holly Crossings Park.

### Financial Matters

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

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

Mr. Cook presented the Board with the draft 2026 Budget for review.

### Trash and Recycle Services

The Board directed Attorney Erb to find out the annual contract amount the Board was paying Waste Management for Trash and Recycling Services.

The Board discussed the upcoming dumpster day. Director Farfel requested Attorney Erb send her and Mr. Johnson contact information for Waste Management.

### Attorney Report

Attorney Erb provided the Board with an update on the Traffic Calming Program. He reported that a request for the updated locations of the speed tables was submitted to Adams County and is waiting on a response.

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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 2000. The Board instructed Attorney Erb to prepare a document containing the basic information required under the disclosure for the District website.

The Board discussed recording a notice of trash and recycling services provided by the District with the County Clerk and Recorder. The Board discussed that this would alert new buyers that the service is provided by the District. The Board instructed Attorney Erb to prepare and record the notice.

### JBK Report

Mr. Johnson provided an update on landscaping services, including the pending shut-down of the irrigation system, final native grass mowing, and fall clean up schedule. The Board discussed the need to treat trees for bores and beetles.

Mr. Johnson reported that a proposed 2026 scope for landscaping and snow will be provided prior to the next meeting.

### District Administrator Report

Ms. Haberer informed the Board that there was only one pavilion reservation in October.

### 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 8:57 p.m.

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Neda Farzad  
Secretary for the Meeting