

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, November 6, 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 to order 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
Mark Glanzer

Absent: Heidi Farfel (excused)
Kris Simons (excused)

Also in attendance were Haley Trecarichi, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscaping; Matt Corrion, Outdoor Design Group (virtually).

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 7:03 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

There was no public comment.

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Minutes of October 2, 2025,
Board Meeting

The Board reviewed the minutes of the October 2, 2025, regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as presented.

District Management

Mr. Corrion, from Outdoor Design Group, presented the Board with the updated construction designs that were submitted to Adams County on November 6, 2025 for the Landscape Renovation Project. Mr. Corrion informed the Board they must wait to receive comments back from Adams County before proceeding with the bid process. The plans were updated to move the location of the exercise equipment out of the floodplain. He further informed the Board that the construction designs were ready to bid after Adams County's approval.

The Board discussed the ability of the District to pre-order the exercise equipment prior to the project commencing. Matt Corrion is going to follow up with Recreation Plus to inquire about the timeline for ordering the equipment.

Attorney Trecarichi presented the Board with the completed repairs to Wright Farms and Holly Crossing Park made by Playground Safety Solutions.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of September 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. Bourgouin informed the Board that there was no need to amend the 2025 budget.

Mr. Bourgouin presented the Board with the proposed 2026 Budget. A public hearing was opened on the Proposed 2026 Budget at 7:48 p.m. There was no public comment on the proposed 2026 budget. The public hearing was closed at 7:49 p.m.

Upon motion made, seconded and unanimously carried, the 2026 Budget Resolution was approved, including the appropriation of funds and setting of the District's mill levy, as presented.

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Trash and Recycle Services

Director Kazadi informed Attorney Trecarichi that she continues to see trash collection services that are not Waste Management in the District.

The Board discussed the October 11, 2025 District Dumpster Day. The Board discussed the potential of having another dumpster day in January after the holiday season. Attorney Trecarichi informed the Board that she reached out to Waste Management to inquire about receiving three dumpster days in 2026 due to only two dumpsters being supplied at the October 11, 2025 event. Attorney Trecarichi would follow up with the Board when she hears back from Waste Management.

The Board discussed providing additional advertising for the second dumpster day. The Board discussed creating signs to place around the neighborhood.

Attorney Report

Attorney Trecarichi provided the Board with an update on the Traffic Calming Program. She reported that Natalie Fleming from Erb Law submitted an updated request to Adams County for locations of the speed tables in the District. Attorney Trecarichi provided the Board with a new petition with the updated locations. The signed petition must be submitted to Adams County by January 31, 2026.

The Board discussed whether the new locations of the speed tables were in addition to the other four presented locations or in place of the other four presented locations. Attorney Trecarichi informed the Board she would follow up with Adams County to provide an answer.

Attorney Trecarichi presented the Board with the District Disclosure to be posted on the District website pursuant to §§ 38-35.7-110, -111 C.R.S. Attorney Trecarichi explained that this statute does not apply to the District because the statute only applies to metropolitan districts formed after 2000, but that the Disclosure could be posted to the District website as a courtesy. The Board instructed Attorney Trecarichi to post the Disclosure on the District website.

Attorney Trecarichi informed the Board that she prepared a "Notice of Trash and Recycling Services" to be recorded with the Adams County Clerk and Recorder. The purpose of the notice is to alert potential buyers in the District that the solid waste collection services are provided by the District. Attorney

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Trecarichi informed the Board this would be recorded with the Clerk and Recorder once the list of properties was verified.

JBK Report

Mr. Johnson provided an update on landscaping services, including the shut-down of the irrigation system, the conclusion of grass mowing, and the start of leaf disposal.

Mr. Johnson presented the Board with the Third Amendment to the Agreement for landscape and snow relocation services between the Board and the District for 2026. Director Kazadi requested the agreement be amended to include the beauty bands on the property be mowed four times.

Upon motion made, seconded, and unanimously carried, the Board approved the third amendment to the agreement as amended to include the beauty bands.

Mr. Johnson presented the Board with a proposal for 2026 annual flowers. Upon motion made, seconded, and unanimously carried, the Board approved the flower proposal as presented.

Next, Mr. Johnson presented the Board with a proposal for dog waste station services. Upon motion made, seconded, and unanimously carried, the Board approved the dog waste station services proposal as presented.

District Administrator Report

There was no District Administrator Report.

Other Business

The Board directed Attorney Trecarichi to send correspondence to Adams County Sheriff's Department requesting them to regulate the semi-trucks parked in 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 9:03 p.m.



Heidi Faifer

Secretary for the Meeting