

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, January 8, 2026, 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
Heidi Farfel
Kris Simons

Absent: None.

Also in attendance were Jeffrey Erb, Haley Treocarichi, Natalie Fleming, Erb Law, LLC; C.J. Cook, 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 7:01 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 annually with the Secretary of State and deemed delivered to the Board.

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

One member of the public asked when fines for violations of trash rules and regulations would begin being imposed. Another member of the public provided comment regarding the posting of minutes and agendas on the website and the “contact us” page. Another member of the public informed the Board of graffiti on the concrete wall near his home.

Minutes of December 4, 2025 Board Meeting

The Board reviewed the minutes of the December 4, 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, informed the Board that the playground project construction plans were resubmitted to Adams County and he received another set of minor comments. He forwarded the comments to Icon Engineering who will resolve any outstanding issues and re-submit the construction plans to Adams County.

Mr. Corrion further informed the Board that he contacted Thornton Water regarding installing water fountains at Wright Farms and Holly Crossing Park. To do this, the plans will have to be amended with plumbing designs. In addition, there is a possibility that water fountains are not possible due to the distance they would be from the water line. The Board decided to not add water fountains to the plans at this time and to reconsider adding water fountains to the project at a later date.

Attorney Trecarichi presented the Board with a proposal for fence repairs along Holly Street. The Board directed Attorney Trecarichi to inquire if Commercial Fence did an inspection of the entire fence. Upon motion made, seconded and unanimously carried, the proposal was approved as presented.

Financial Matters

Mr. Cook presented the District’s financials through the end of November 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.

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Trash and Recycle Services The Board discussed the imposition of fines for violations of the Trash and Recycling Rules and Regulations. The Board agreed that it would be reasonable to begin implementing fines in April of 2026, after one year of the services being in place. The Board directed district management to send a notice of the imposition of fines to residents in February and March.

The Board discussed January 24, 2026, dumpster day at Glacier Peak from 9:00 a.m. to 1:00 p.m.

Attorney Report The petition for the relocated speed bumps is underway. Director Kazadi will work on getting the petition signed.

Attorney Erb informed the Board that he received a phone call from the HOA president of Jasmine Estates regarding repairs to the Sound Barrier Wall on 120th Avenue.

JBK Report Mr. Johnson informed the Board that he would be doing an audit of benches and picnic tables in the District for necessary repairs. The Board discussed adding the necessary repairs to the bid package as part of the playground design project.

Upon motion made, seconded, and unanimously carried, the Board approved JBK Landscaping fixing the benches and picnic tables up to \$500.00.

District Administrator Report Mrs. Harber informed the Board that the District newsletter was sent.

Mrs. Harber presented the Board with a proposal for Pet Scoops, Inc. for animal waste disposal in the District.

Attorney Erb instructed the Board he would prepare an agreement between the District and Pet Scoops Inc.

Other Business Director Ray informed the Board that he received a phone call from Adams County Sheriff in response to the Districts correspondence regarding semi-trucks parked on District streets. The Sheriff's office may be sending someone to attend the February District Board meeting.

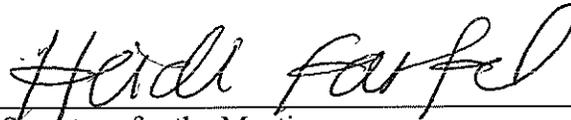
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Director Farfel informed the Board of an e-cycling service that could be beneficial for the next dumpster day.

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 9:00 p.m.


Secretary for the Meeting