

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, December 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 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 Haley Trecarichi, Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscaping; Matt Corrion, Outdoor Design Group.

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 7:00 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.

RECORD OF PROCEEDINGS

Minutes of November 6,
2025, Board Meeting

The Board reviewed the minutes of the November 6, 2025 regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended to change a reference from Arapahoe County to Adams County.

District Management

Mr. Corrion, from Outdoor Design Group, presented the Board with the final construction designs and comments from Adams County for the Renovation Project. Mr. Corrion informed the Board that all comments from the County have been resolved and after final resubmittal to the County the designs will be approved. He further informed the Board that the construction designs will be ready to bid after Adams County's approval.

Attorney Trecarichi discussed with the Board the need to put the project out for a public bid because the project expenses total more than \$120,000.00. As required by Colorado law, a special district is required to bid all construction contracts for work or material that cost more than \$120,000.00.

Mr. Corrion next discussed the cost of having a drinking fountain in Holly Crossing Park. The cost was estimated to be around \$50,000 due to the distance from the water line and various road crossings. The Board decided to do an add/alternate to the bid for the drinking fountain in Holly Crossing Park.

Mr. Corrion informed the Board of a recent change in the playground design industry standards. Recreation Plus informed Mr. Corrion they strongly recommend pour in place surfacing to be around the exercise equipment instead of concrete. The change from concrete to pour in place would cost an additional estimated \$46,000.00. Upon motion made, seconded and unanimously carried, the Board approved the construction designs as amended to replace the concrete around the exercise equipment with pour in place.

Financial Matters

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

RECORD OF PROCEEDINGS

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

Trash and Recycle Services

The Board informed legal counsel that they continue to see trash collection services that are not Waste Management in the District. The Board discussed sending notice to residents of the intent to begin enforcement of fines for violations of the trash rules and regulations in 2026.

The Board discussed hosting another District Dumpster Day in January 2026. Attorney Trecarichi informed the Board that Waste Management agreed to provide dumpsters for three dumpster days with four dumpsters at each event in 2026. The Board decided to hold a dumpster day event on January 24, 2026, from 9:00 a.m. to 1:00 p.m. The Board instructed Attorney Trecarichi to prepare notices to be sent to all residents.

Attorney Report

Ms. Fleming provided the Board with an update on the Traffic Calming Program. She reported that Adams County moved the speed tables from 122nd street to Niagara Street. Ms. Fleming provided the Board with a petition with the updated locations. The signed petition must be submitted to Adams County by January 31, 2026.

The Board discussed the new locations of the speed tables.

Upon motion made, seconded and unanimously carried, the Board approved the new location of the speed tables.

Attorney Trecarichi presented the Board with correspondence to Adams County Sheriff's Department regarding semi-trucks parked in the District. Upon motion made, seconded and unanimously carried, the Board approved the correspondence and instructed Attorney Trecarichi to send the correspondence to the Adams County Sheriff's Department.

JBK Report

Mr. Johnson provided an update on landscaping services, including snow relocation from the first snowfall.

Mr. Johnson discussed the ability of JBK to have discretion to decide when to perform ice melting procedures. Mr. Johnson

RECORD OF PROCEEDINGS

explained this would reduce JBK's liability. The Board granted Mr. Johnson that discretion.

District Administrator Report

Mrs. Harber informed the Board that one resident continues to call the District hotline with complaints of prairie dogs in his yard. The Board discussed how the previous measures the District took to get rid of prairie dogs were not effective. The Board decided to take no action at this time.

Other Business

Director Farfel discussed with the Board that she asked Attorney Trecarichi about the possibility of compensation for her efforts in District Dumpster Day. Attorney Trecarichi informed Director Farfel that Board members could only receive compensation for Board meetings and that compensation was capped at \$100.00 per meeting.

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 9:01 p.m.


Secretary for the Meeting