

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, March 5, 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
Mark Glanzer
Heidi Farfel
Kris Simons

Absent: Nsesa Kazadi (excused).

Also in attendance were Haley Trearichi, Natalie Fleming, Erb Law, LLC; C.J. Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscaping; Judy Haberer, District Management, and members of the public.

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 7:06 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.

Public Comment

A member of the public informed the Board of a broken shut-off valve at Wright Farms Park. Mr. Johnson informed the Board that

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his staff would repair the valve. A member of the public also informed the Board of a hole in a panel on the fence along Holly Street.

Minutes of February 5, 2026, Board Meeting

The Board reviewed the minutes of the February 5, 2026, regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as presented.

District Management

Attorney Trecarichi informed the Board that an Invitation to Bid for the Wright Farms Common Areas – Branter Gulch, Wright Farms Park and Holly Crossing Park Playground and Exercise Equipment Project was published in the Daily Journal but no bids were received by the due date.

Upon motion made, seconded and unanimously carried, the Board approved the Resolution Declaring No Bids Received for Branter Gulch, Wright Farms Park and Holly Crossing Park Playground and Exercise Equipment Project and will move forward with obtaining proposals directly from potential contractors.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of January 2026. He reviewed the balance sheet, general fund, conservation trust fund, property tax receipt status, capital assets, water usage, and claims payable.

The Board discussed a charge from Journey (district website services) of \$200.00 for "urgent posting." The Board instructed Ms. Fleming to contact Journey regarding this charge.

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

Mr. Bourgouin next presented the audit exemption application for review. Upon motion made, seconded and unanimously carried, the audit exemption application was approved as presented.

Trash and Recycle Services

Ms. Fleming informed the Board that she received a message from a resident of the District regarding the 2026 trash calendar. The Board decided it was unnecessary to mail a 2026 trash schedule as the schedule has not changed from 2025 and the trash calendar is on the District's website.

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Attorney Report

Ms. Fleming informed the Board that the petition for the traffic calming program was accepted by Adams County.

Attorney Trecarichi informed the Board that the Adams County District Attorney contacted her regarding repairs to the Sound Barrier Wall adjacent to 120th avenue. Attorney Trecarichi informed the Board of the County's intent to provide partial funding to repair the wall. The Board instructed legal to meet with the county to hear more information regarding their offer.

JBK Report

Mr. Johnson informed the Board that the broken benches and picnic tables in the District were repaired. He also informed the Board that six tables will need to be replaced. Additionally, he informed the Board of graffiti in the pavilion at Holly Crossing Park that needs to be removed. Director Ray informed Mr. Johnson of a split rail fence that needs to be repaired.

District Administrator Report

None.

Other Business

None.

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