

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, April 2, 2026, 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 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  
Nsesa Kazadi  
Kris Simons

Absent: Heidi Farfel (excused).

Also in attendance were Jeffrey Erb, Haley Treacarichi, 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 7:07 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

There was no public comment.

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Minutes of March 5, 2026,  
Board Meeting

The Board reviewed the minutes of the March 5, 2026, regular meeting. Director Ray requested the minutes be amended to note that JBK Landscape was directed to fix the split rail fence. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.

District Management

Attorney Trecarichi presented the Board with the Agreement – Wright Farms Common Areas – Bratner Gulch, Wright Farms Park and Holly Crossing Park Playground and Exercise Equipment between the District and JBK Landscape. The Board reviewed the Agreement. The Board deferred approval of the Agreement until after Mr. Johnson’s presentation.

Ms. Fleming presented the Board with a proposal for District website management services from Campfire Digital. The Board reviewed the proposal. No action was taken.

Financial Matters

Mr. Bourgouin presented the District’s financials through the end of February 2026. 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 and cash position were accepted, and claims payable approved, as presented.

Trash and Recycle Services

Attorney Trecarichi discussed the tentative district dumpster day on April 25, 2026. She informed the Board that the date had been confirmed with Waste Management, but she was waiting to hear back on confirmation from Glacier Peak Elementary School. Once the location was confirmed, she would send flyers to the community with updated information.

Attorney Report

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

Attorney Erb informed the Board that he spoke with the Adams County District Attorney and Jasmine Estates HOA manager regarding repairs to the Sound Barrier Wall adjacent to 120<sup>th</sup> avenue. Attorney Erb informed the Board of the County’s intent to provide partial funding to repair the wall and their initial offer. The Board instructed legal to have ICON Engineering update

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their Initial Report Analysis of the wall from 2011 to present to the County.

## JBK Report

Mr. Johnson presented the Board with the Thornton Water Stage 1 Drought Restrictions. He informed the Board that Thornton Water is restricting irrigation during 10:00 a.m. to 6:00 p.m.

Mr. Johnson next presented the Board with a proposal for a wetting agent to apply Hydretain ES Quick Dissolve, which would allow soil to grab and retain moisture, lessening water usage by 50%. Upon motion made, seconded and unanimously carried, the Board approved the proposal.

Mr. Johnson next presented the Board with a proposal for the purchase and installation of new picnic tables throughout the District. Upon motion made, seconded and unanimously carried, the Board approved the purchase and installation of the picnic tables.

Mr. Johnson next presented the Board with JBK's bid forms for the Wright Farms Common Areas Project. The Board reviewed the proposal and decided to take no action at this time.

Finally, Mr. Johnson informed the Board that flowers for the District had been ordered, and he would be completing a tree walk soon.

## District Administrator Report


Mrs. Haberer informed the Board that she received a few calls from residents regarding the District Dumpster Day.

## Other Business

Director Kazadi brought up repairs that are needed at the tennis courts. She also addressed feces along the trail at Bratner Gulch. Mrs. Haberer said she would contact Coatings, Inc. and PetScoops.

## 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 8:49 p.m.

  
Secretary for the Meeting

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