

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, May 7, 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
Nsesa Kazadi
Heidi Farfel

Absent: Kris Simons (excused).

Also in attendance were Haley Trecarichi, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Kevin Johnson, JBK Landscaping; Judy Haberer, District Management.

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 April 2, 2026, Board Meeting	The Board reviewed the minutes of the April 2, 2026 regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.
Minutes of April 15, 2026, Board Meeting	The Board reviewed the minutes of the April 15, 2026 special meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.
District Management	Attorney Trecarichi presented the revised proposals from Recreation Plus for the Wright Farms Common Areas – Bratner Gulch, Wright Farms Park and Holly Crossing Park Playground and Exercise Equipment Project. The Board reviewed the revised proposal which included the cost of obtaining performance and labor & material bonds. Upon motion made, seconded and unanimously carried, the Board approved the proposals from Recreation Plus. Mr. Johnson informed the Board that the Project would tentatively begin August 1, 2026. The Board discussed how the construction would not affect summer pavilion rentals at the parks.
Financial Matters	Mr. Bourgouin presented the District's financials through the end of March 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	The Board discussed the success of the April District Dumpster Day. The Board discussed planning for two more Dumpster Days in 2026. No decisions were made at this time.
Attorney Report	Attorney Trecarichi presented the Board with a Proposal from RESPEC Company, LLC for Structural Engineering Services for the Sound Barrier Wall located adjacent to 120 th avenue. The Board reviewed the proposal. The Board requested Attorney Trecarichi to inquire with RESPEC Company, LLC about amending the proposal to include a cost estimate and design plan for recommended repairs. The Board deferred a decision until the next meeting.

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JBK Report

Mr. Johnson informed the Board that Hydretain ES Quick was applied to the District's turf areas.

Mr. Johnson informed the Board that the snowstorm damaged some trees in the District.

Mr. Johnson next informed the Board that JBK installed defensive landscaping around the drainage areas and pedestrian bridge and picked up trash in the gulch area. The Board discussed the parcel near the gulch that is owned by the City of Thornton. Director Kazadi directed legal counsel to send correspondence to the City of Thornton requesting they install similar safety measures to the parcel near the gulch that they own. Phase 2 of the defensive landscaping project will include rip-rap along each side of the drains to discourage people from going in the drains and to clean out drainpipes.

Next, Mr. Johnson presented the Board with proposals to repair the split rail fence at the north end of E. 123rd Circle and Newport Court. The Board reviewed the two proposals. Upon motion made, seconded and unanimously carried, the Board approved the JBK Landscaping proposal to remove the middle post and build a partial fence directly behind the entrance to ensure dirtbikes cannot enter the area.

The Board further instructed Mr. Johnson to add a lock to the gate on 123rd avenue.

The Board also instructed Mr. Johnson to address the need for mulch by the fences on the east side of the pedestrian bridge. Upon motion made, seconded and unanimously carried, the Board approved JBK Landscaping to install mulch and needed up to \$1,000.

District Administrator Report

Ms. Haberer presented the Board with a proposal from PetScoops for services along Brantner Gulch. Upon motion made, seconded and unanimously carried, the Board approved the proposal as amended to add cleanup every week during the months of May through October and every other week during November through April.

Other Business

Director Kazadi alerted the Board of repairs needed at the tennis courts. Ms. Haberer was directed to contact Coatings, Inc.

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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 8:50 p.m.



Heidi Farfel (Aug 18, 2026 21:47:49 MDT)

Secretary for the Meeting

WFMD - 05.07.2026 Regular Meeting Minutes - FINAL 4899-7466-4393 v.1

Final Audit Report

2026-08-19

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