

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, August 6, 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
Heidi Farfel
Kris Simons

Absent: Mark Glanzer (excused).

Also in attendance were Jeffrey Erb, Haley Trecarichi (virtually), and Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Judy Haberer, District Management, Matt Corrian, Outdoor Design Group (virtually), and two 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 7:04 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 notified the Board that a replacement tree still has not been planted near the Brantner Gulch Trail and requested that this be addressed by landscaping. This member of the public also notified the Board of a missing piece of the fence along Holly Street.

Another member of the public expressed concerns about children driving motorized bicycles around the community and basketball courts, leaving skid marks. They did thank the Board for posting signs about the motorized bicycles, but suggested further action be taken. The Board discussed updating and replacing the park rules signs in both parks. The Board recommended that residents call Adams County Sheriff if motorized bikes are seen in parks.

The member of the public then asked for an update regarding the speeding in the neighborhood and with no further public comment, the Board closed this portion of the meeting to move to the Traffic Calming update portion of the attorney report.

Attorney Report (Traffic Calming Update)

Ms. Fleming provided an update on the status of the installation of speed humps in the locations approved by the community and County. She explained that the project and funding has been approved and County is completing several phases of street repairs. The speed hump project is part of a later phase that should be completed before the end of the year.

The Board discussed the possibility of requesting a new stop sign between 123rd Avenue and Monaco Drive.

Minutes of June 4, 2026, Board Meeting

The Board reviewed the minutes of the June 4, 2026 regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.

District Management

Attorney Erb gave an update regarding the topography map and conditions on the ground, and explained a few changes to the location of the equipment to account for the slope differences. Mr. Corrion noted that the change of locations were minor and did not require any formal redesign.

Mr. Corrion also updated the Board that the swing set at the Holly Crossing Park needed to be rotated 90 degrees to protect tree roots and preserve the existing cottonwood trees. Mr. Corrion then updated the Board regarding next steps and the timeline for the project. Permits for the shelters have been submitted but have not

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been granted yet. Director Ray asked to be copied on E-mail correspondence moving forward. The Board also requested a formal schedule of construction from JBK.

Financial Matters

Mr. Bourgouin presented the District's financials through the end of July 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.

Attorney Report (continued)

Attorney Erb discussed the 5.25% growth limit and potential to opt-out by election, explaining that there would not be any major effect on the District if they did not opt-out. The Board confirmed that they would not hold an election to opt-out in November of 2026.

Trash and Recycle Services

The Board discussed planning for two more Dumpster Days in 2026; September 19th and December 5th, pending confirmation from Waste Management and availability of JBK to staff the event. Attorney Trecarichi will reach out to confirm both.

Attorney Report

Attorney Trecarichi presented the Board with a proposal from Knott Laboratories, LLC for an inspection of the sound barrier wall which is at a significantly lower price than the previous proposal presented at the June meeting. The Board confirmed that all the same services would be included in this new proposal. Upon motion made, seconded and unanimously carried, the Board approved the proposal with Knott Laboratories, LLC for the sound barrier wall inspection.

Attorney Trecarichi noted that the District was named as a defendant in a foreclosure case for a property within the District, and noted that the District does not need to be a party. There is no action for the Board to take and a motion to remove the District as a named party has been filed.

The Board then discussed the tennis court coating repair proposal from Coatings, Inc. There were concerns about the level of repair to holes and dips on the court surface. The Board

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requested Ms. Haberer to confirm with the company regarding the services listed in the proposal. No further action was taken.

JBK Report

There was no JBK Report.

District Administrator Report

Ms. Haberer updated the Board on pavilion reservations and confirmed that flyers for the upcoming dumpster days would be mailed when the dates are confirmed.

Other Business

The Board discussed the possibility of bringing a wood chipper to the next dumpster day and requested Attorney Trecarichi to reach out to JBK.

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 9:04 p.m.


Secretary for the Meeting