

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, September 3, 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:

Nsesa Kazadi
Heidi Farfel
Kris Simons (Arrived at 7:14pm)
Mark Glanzer

Absent: James A. Ray (excused).

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

Call to Order

Director Farfel 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 7:02 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

One member of the public notified the Board that a replacement tree still has not been planted near the Brantner Gulch Trail. Mr.

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Johnson informed the Board that he prepared a proposal for tree installation and will present to the Board during his portion of the meeting. This member of the public also notified the Board of a missing piece of the fence along Holly Street. Mr. Erb informed the Board that Commercial Fence and Ironworks is preparing a quote for repairs.

Another member of the public notified the Board that a newly planted tree in Wright Farms Park has died and needs to be replaced. Mr. Johnson noted that the tree is under warrant and will be replaced. This member of the public presented an idea to the Board to have walking stones added to a path near Brantner Gulch. Mr. Johnson and the member of the public discussed the location further. Mr. Erb expressed that the area might not be owned by the District.

Another member of the public requested that a street sweeper comes through the District to pick up loose gravel from road repair projects. Mr. Erb will contact the County to inquire what can be done as the District does not own or maintain the streets.

There was no further public comment.

Minutes of June 4, 2026,
Board Meeting

The Board reviewed the minutes of the August 6, 2026 regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.

District Management

Mr. Johnson provided the Board an update on the Playground project and presented a construction calendar as requested. He discussed that excavation has been completed and progress is moving along. Mr. Johnson explained that there have been minor change orders, but no new permits have been necessary. He then informed the Board that concrete work will be finished the following week and the final clean up and installation should occur in October.

Mr. Johnson then informed the Board that fencing will be installed for the playground surface installation and will be up for about a week.

The Board discussed a potential unveiling ceremony when the park is completed. This item was tabled.

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Financial Matters

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

Director Glanzer informed the Board that he is still seeing a Republic Trash truck coming into the District. Mr. Erb suggested sending another letter to Republic as a reminder that Waste Management provides trash and recycling services to the entire District, excluding Jasmine Estates.

Ms. Haberer discussed that the dumpster day flyers for September 19th have been sent out. Mr. Johnson confirmed that his crew will be onsite from 8 am to 1 pm.

Attorney Report

Attorney Erb discussed the meeting with Mr. Grant Schulte from Knott Laboratory to inspect the sound barrier wall. The inspection will include panel by panel recommendations for repairs.

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

The Board discussed the progress of the speed table installation. Director Farfel noted that she called one member of the public who participated in the Traffic Calming program to let him know the status.

Mr. Erb discussed that new language for park signs may be needed and will be reviewed before the next meeting. Ms. Haberer reported that she has the locations for where the signs need to be placed and can submit the work order when the language is ready.

Ms. Fleming informed the Board that backflow testing had been completed and submitted to the City of Thornton.

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JBK Report

Mr. Johnson reported that regular landscaping maintenance was being performed and that year end mowing will occur soon. Mr. Johnson presented the Board with a proposal for tree installation to replace the tree that was mentioned by the member of the public, and two additional locations.

Upon motion made, seconded, and unanimously carried, the Board approved the proposal for tree installation.

Director Farfel noted a potential need for privacy shrubbery for the property closest to the new exercise equipment. The Board tabled this item.

District Administrator Report

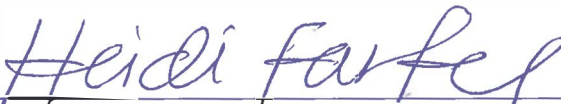
Ms. Haberer noted the new fencing near the cul-de-sac on E 123rd Circle to prevent motorized vehicles from entering the vacant land.

Other Business

There was no other business to discuss.

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 8:15 p.m.


Secretary for the Meeting