RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, October 1, 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
Kris Simons

Also in attendance were Jeffrey Erb and Natalie Fleming, Erb Law, LLC; Curtis Bourgouin, CliftonLarsonAllen, LLP; Matt Corrion, Outdoor Design Group, LLC; Robert Casaceli, Peaks Investment Management; 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 7:08 p.m.

Declaration of quorum/Disclosure Matters

Pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

	Written disclosures of these interests have been filed with the Secretary of State and deemed delivered to the Board. The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.
Public Comment	A discussion was held regarding the replacing of dead trees and obtaining watering services for them. The public thanked the Board for the trees.
Minutes of September 3, 2026, Board Meeting	The Board reviewed the minutes of the September 3, 2026, regular meeting. Upon motion made, seconded and unanimously carried, the Board approved the regular meeting minutes as amended.
District Management	A project update was provided regarding the shade structures: a permit is still needed for installation and formal approval from the District but everything else is still on track. Updates regarding the ongoing park and playground improvement were provided including removal of the temporary fencing around the perimeter and the protective wrapping on the playground equipment. The swings have been installed, and children are currently using the playground equipment. Sod installation will be omitted in favor of seeding, with the seeded areas to be evaluated in the spring following a second seeding. Additional areas disturbed during installation will require attention as part of the remaining restoration work. Rock and fabric installation around the playground equipment will be addressed during cleanup. Scratches observed in the paint were brought to the attention of the playground equipment supplier, and a final walkthrough is planned to review the completed work. Curb issues near Holly Park were also noted for follow-up. The Board discussed the replacement of the whale spring rider in Holly Crossing Park.
Financial Matters	Rob Casaldi with Peak Capital provided an update regarding available certificate of deposit (CD) rates. The rates discussed included 4.85% for a two-year CD, 4.95% for a three-year CD, 5.00% for a four-year CD, and 5.05% for a five-year rate CD.

Upon motion made, seconded and unanimously carried, the Board approve the purchase of a 5 year term CD using funds and interest from the CD expiring later in October.

The Board reviewed the financials and claims. Upon motion made, seconded and unanimously carried, the financials were accepted and claim approved as presented.

The Board reviewed the draft 2027 budget and noted that the public hearing will be held at the next meeting.

Trash and Recycle Services

The Board discussed Republic Services and Waste Connections as potential waste service providers. The locations of the dumpsters will be double-checked for the next Dumpster Day, to be held on December 5, 2026.

Attorney Report

The Board discussed the ongoing tennis court resurfacing matter. They need to confirm that the tennis nets are properly tightened, along with communication with the school regarding the tennis courts and a review of the applicable tennis court rules.

JBK Report

The Board discussed change orders relating to the fence and trail work, including a change order for the fence associated with the pour-in-place installation and a change order for the trail to add a boulder. A boulder is to be placed at the entrance of the gulch to prevent access.

Upon motion made, seconded and unanimously carried, both change orders were approved as presented.

JBK reported that the irrigation water has been shut off, The possibility of replacing turf with rock in certain areas was also discussed. Dead trees in the neighborhood were noted, and JBK will continue monitoring them.

The Board discussed obtaining proposals for 2027 landscaping and snow removal services from JBK.

District Administrator Report

The Board discussed park signage and the potential use of QR codes on park signs. A follow-up call regarding no parking signs on Newport Court was also discussed.

Other Business	The Board discussed concerns related to loose tar and pebbles from street asphalt paving. Legal will follow up with Adams County regarding a street sweeping in the District.
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 9:20 p.m.

Heidi Faulkner

Secretary for the Meeting