

**MINUTES OF THE CONTINUED REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

August 29, 2018

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, August 29, 2018, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 8:01 AM.

The purpose of the meeting was stated to be consideration of any and all business that may come before the Board of Directors. Notice of the meeting was duly posted as required by law, as evidenced by the Certificates of Posting attached to these minutes.

The following Directors were present:

Richard R. Nelsen
Mert Wiechman
Sheldon Irish
Roger Christensen
Charles Simmons III

Also present were:

Kevin Collins and Wendi McLaughlin of Clifton Larson Allen LLP (CLA), accountants for the District
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Kenny Black, Manager of the District
Troy Carmann, ICON, District Engineer
Bob Gall, Homeowner in the District
Ines D'Ambrosio, Homeowner and Past President of the District

Disclosure of Potential Conflicts of Interest:

Each Director present stated for the record the fact of his potential conflicting interest and briefly described the nature of that interest by referring to a disclosure statement which had been duly filed with the Board and with the Colorado Secretary of State at least 72 hours earlier. Each Director's disclosure statement was available for review to the Board members and anyone present at the meeting. The Board ordered each such letters to be retained in the official records of the District. Since all Directors had conflicting interests, it was noted that all Directors participation was necessary to obtain a quorum and enable the body to act.

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the July 25, 2018 meeting and the August 1, 2018 continued regular meeting. Following discussion and review, Director Wiechman MOVED, and Director Irish SECONDED a motion to approve the minutes of the July 25, 2018 regular meeting and the August 1, 2018 regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$47,269.24 and the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement and updated schedule of cash position as of July 31, 2018. Following discussion and review, Director Christensen MOVED and Director Irish SECONDED a motion to accept the Financial Statement and updated schedule of cash position as of July 31, 2018 as presented and approve payment of the invoices currently due in the amount of \$47,269.24, and for the payment of the directors' fees for the August 29, 2018 regular meeting. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Old Business:

Security Coalition/S. Pinery Patrols: Director Irish reported to the Board that he had attended the Security Coalition and delivered a letter to the Security Coalition that HPF had decided to withdraw from the Coalition at the end of December 2018 and pursue off duty patrols directly with Douglas County Sheriff's Department based upon the changing needs of HPF Metro District. Deputy Adams indicated that the scheduling would be two months out.

School District Property: Director Simmons presented the Board with a sketch of improvements for the school district property showing the placement of trees and a rough idea of trails across the property and some work out equipment. He will contact the school district and Douglas County to review the plans.

Entryway Beautification: Mr. Gall presented a proposal for the entryway beautification. Phase One will be the first section and will work with J R Sprinklers on the plan. Since the money is already appropriated, the beautification will move forward with improvements. Following discussion and review, Director Christensen MOVED and Director Irish SECONDED a motion to move forward with the improvement, not to exceed \$10,000 and look at Phase Two in 2019. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.

Timbers Creek Update, including the Flooding: Director Nelsen stated that he and Kenny Black had met with Muller to look at the Timbers Creek area since the flooding to see the changes that had occurred. Rich Borchardt from Urban Drainage joined the group after the tour had begun. The bottom line is that the study is not in process because of the need to amend the

IGA to add additional funding from Douglas County and there is no determination of any construction at this time. The District is concerned that there may be some damage to private property if the excessive rains continue. Troy Carmann discussed options, acknowledging that there is the possibility of damage to private property and acknowledging that study has not been done to determine the long-term solution so the District needs to weigh its tolerance to do nothing versus doing work (which will require input from Urban Drainage and Douglas County) that will in all likelihood have to be removed when the design plan for a long-term solution is constructed. The cost would be in the neighborhood of \$40,000 to stabilize the bank. As we are through the rainy season the work could wait until next summer. CLA will talk with the SDA Pool for a risk assessment and coverage if such damage were to occur.

Troy was asked to update the survey he completed a few years ago so see if there are changes in priority and to document the work that has been completed or is in process.

Jeremiah Larrabe Encroachment: Director Irish reported that Douglas County approved the property line change. Mr. Larrabe will advise when he has placed the markers of his property and the proposed changes for the exchange of property to accommodate the encroachment.

Richmond Homes Signage: It was noted that Mr. Fisher was not present. Director Irish believes that Richmond Homes is aware that the HPFMD is looking to relocate trees and may want to leverage the District wanting to relocate trees that Richmond will need to remove to develop the property with Richmond request for permission to place signs. This issue will be addressed if that is the case. Until then, there is no decision about the signs. It would be beneficial to have some information on what sign policy Douglas County/State if CO may have on their right-of-way.

New Business:

Email Addresses: The addresses will be posted on the Website.

Cell Tower Request: This is not on District property so there is no comment.

Grant for Water: The Board doesn't have the wherewithal to write grants and thus far they have been a lot of work with no return. No action taken.

Douglas County Request for Erosion Control: Ms. Elkins reported receiving an email from Jake Muller with Douglas County requesting that HPFMD do erosion control on open space and in the Douglas County Right-of-Way which was flooded in the torrential rains and deposited sediment on the roadway. Ms. Elkins spoke with Mr. Muller to see if it was the responsibility of the Developer. It appears that the erosion control was completed, the warranty period has lapsed and that the sediment coming from the open space and right of way onto the roads is a result of the homeowner on Majestic Oak doing some earth moving on the property and not completing landscaping in the backyard to help deter the run-off. The HOA governing the property and the ARC have been attempting to get the homeowner to comply with the

covenants but to no avail thus far. The home is for sale it is hoped that with the end of the rainy season the issue will be resolved. Ms. Elkins is to monitor and keep the Board updates. Ms. Elkins with work with Douglas County and the developer to mitigate the issue and to join forces to force the homeowner to mitigate the issues and to remediate the erosion caused by the homeowner actions.

Signs for Filing 32: Ms. Elkins reported that she received the invoice from the Developer for the HPFMD portion of the cost for upgrading the signs as part of the cost sharing agreement. The invoice will be paid by CLA for the difference between the Douglas County required signage and the cost of the upgrade so the signs will be uniform throughout HPFMD.

SDA Proxy: Ms. Elkins presented the proxy form for the Board to allow Kevin Collins to vote for HPFMD at the SDA meeting in Breckenridge in September. Following discussion and review, Director Christensen MOVED and Director Irish SECONDED a motion to authorize President Nelsen to sign and Secretary Simmons to attest the proxy. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.

Director Responsibilities: Ms. Elkins requested that Board members be assigned responsibilities for shepherding issues that come before the Board. The Board generally agreed that Ms. Elkins will work with individual board members as issues come up.

Goose Deterrent: Director Wiechman discussed the need for the District to consider new options to deter the geese from the pond. He showed pictures of placing a wire surrounding the perimeter of the pond which has worked in some areas. Director Simmons has a drone which has also worked. The Board will continue to assess ways to keep the geese from polluting the pond and generally degrading the area surrounding the pond.

Manager's Report: Kenny Black reported as follows:

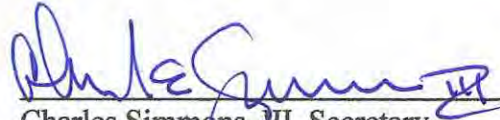
- Mr. Black reported graffiti has been removed from the culverts by the County.
- The District has not yet received the roto milled material from the County and does not anticipate it before September 8.
- The mailboxes and shelters have been painted look good. Mr. Black had them paint the bottom of the shelter cover as it became clear that was necessary. There is an increase in the cost of \$900. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to pay the increase cost of \$900. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.
- He has placed vertical junipers in the 4-way corners which are easier to trim.
- The fountain pump is being repaired.
- He has changed out the mower and is getting an attachment.
- The Board agreed to reimburse Mr. Black for the food for the Board September 17, 2019 annual dinner.

Other Business:

None


Adjournment:

There being no further business to come before the Board of Directors, the meeting was adjourned at 10:35 AM. The next meeting is scheduled for September 5, 2018 at 8:00 AM at the Water District. Due to the proximity to this meeting, the Board will continue the meeting until September 17, 2018 at 3PM at the Timbers Sales Office to be followed immediately by the annual dinner at the Blacks.


Charles Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen


Merton Wiechman