

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

January 2, 2019

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, January 2, 2019, 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 8:04 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 E. 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
Matt Miller, potential new manager of the District
Melanie Robbins, Ines D'Ambrosio and Bob Gall, homeowners in 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 December 5, 2018 meeting. Following discussion and review, Director Irish MOVED, and Director Wiechman SECONDED a motion to approve the minutes of the December 5, 2018 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 \$31,361.79 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director Simmons SECONDED a motion to approve payment of the invoices currently due in the amount of \$31,361.79 and for the payment of the directors' fees for the January 2, 2019 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:

Timbers Creek Update: Director Nelsen discussed the fact that Richard Borchardt has left Urban Drainage and Barbara Chongtoua will be the representative for Urban Drainage. Barbara has a conflict with attending the February board meeting so it will be rescheduled. Ms. Elkins will contact her to advise her of the need to provide an alternate time to discuss the project. The District has signed the amendment to the IGA approved at the last meeting and Ms. Elkins advised Urban Drainage and Douglas County that there were no corrections or changes to the IGA. Once Douglas County and Urban Drainage signs the Amendment, Mr. Collins is authorized to send the \$100,00 contribution by the District.

Security Coalition: Director Irish reported that HPF is using patrols in the area as agreed to in the prior meetings. Seven warnings/tickets were issued. Director Irish will work up the schedules moving forward and will draft a write up to put on Next Door and the District website. The Board discussed the costs and whether there is a need for more than speed control and patrols on weekends and during the night. The Board will continue to assess the benefit/cost.

School District Property: Director Simmons provided color aerial pictures of the transplanted trees and a write up on the school district property. Director Simmons will send the pictures and a write up to Ms. McLaughlin to upload to the website. Overall the Board was pleased and at least one homeowner sent a comment of appreciation. The trees were from one lot being cleared by American Richmond Homes. Mr. Black has been watering the trees and will continue to do so over the winter.

Entryway Beautification: Bob Gall and Ines D'Ambrosio expressed displeasure that someone from JR Sprinkler has not returned calls to meet at the site with Mr. Gall and Ms. D'Ambrosio to go over the plan for beautification and to discuss the plantings and layout. Mr. Black will contact JR Sprinklers and set up a meeting for 1:00 PM, Friday, January 4, 2019 at the

site. Ms. D'Ambrosio expressed the need for a written contract with plantings, design, guarantees for plants and any maintenance requirements before moving forward.

Signage for American Richmond/Berkeley Homes/Toll Brothers/Timbers Realty: It was noted that no representatives were present so this matter was deferred until the next Board meeting.

Majestic Oak Erosion Issue: Director Nelsen that Douglas County has completed the reclamation work on the open space and Douglas County right of way. Director Nelsen noted that there will be utility work being done in the new developments which will require restoration. The Board will monitor that and be sure adequate reclamation work is done.

Larrabe Land Swap: Ms. Elkins reported that after the last meeting Director Irish raised the concern that when he reviewed the drawings that he believes that some of the land being swapped was owned by Misty Pines HOA as open space and not owned by the District. Ms. Elkins spoke with the surveyor and there is not an issue.

New Business:

Concerns of Homeowners: Ms. McLaughlin indicated that she had received an appreciation for the trees on the school district property and a request for berms. Director Nelsen responded and suggested that she work through their HOA on any other improvements.

Manager's Report: Kenny Black reported as follows:

- Mr. Black reported that JJ Signs indicated that there were 2 options for signage at the Autumn Oak entrance. One is tin cutouts which will cost about \$4,000 and another is vinyl lettering which is about \$500. The vinyl lettering will not weather as well and will need replacing every few years. Since the HOA is contributing for the improvements, Director Christensen will speak with the HOA about their perspective.
- Mr. Black reported more damage to the cottonwood trees. The Sheriff suggested a camera.
- The District will be doing the road clean up again this year. Mr. Black will take care of the paperwork for the designation.
- There is an open space tract in Filing 29 which could be leveled for easier maintenance. Dave Perkins requested permission to dump dirt. Mr. Black indicates that leveling will provide for easier maintenance. Because of the amount of dirt being moved, a permit will be needed. Mr. Black will be the designated contact.
- Mr. Black reported that two of the upgraded street signs were run over by an unknown vehicle. He will replace the signs.

Other Business:

None

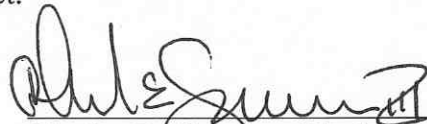
Executive Session: Ms. Elkins informed that board there was a need to go into executive session to provide legal advice on the contract negotiations with Miller Land Management LLC and Will Travel Repair, Inc. pursuant C.R.S §24-6-402(4)(e). The Board room was cleared of all parties except the Board, the District Accountant and the District attorney at 10:20AM. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to go into executive session. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.

The Board returned to regular session at 10:55AM.

Ms. Elkins was directed to draft a Letter of Intent to Matthew Miller of Miller Land Management, LLC.


Adjournment:

There being no further business to come before the Board of Directors, the meeting was adjourned at 11:05 AM. The next meeting is scheduled for February 6, 2019 at 8:00 AM at the Water District. Ms. Elkins is unable to attend so the Board will continue the meeting until February 14, 2019 at 8:00 AM at the Water District.

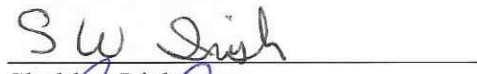


Charles E. Simmons, III, Secretary

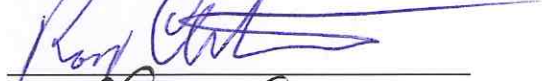
APPROVED:



Richard R. Nelsen



Sheldon Irish



Roger Christensen



Merton Wiechman