

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

October 7, 2020

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, October 7, 2020, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. The meeting was called to order by President Richard Nelsen at 9:05 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.

The following Directors were present:

Sheldon Irish
Roger Christensen
Charles E. Simmons III
Richard R. Nelsen
Ines D'Ambrosio

Also present were:

Kevin Collins, Accountant, Nancy Bach and Kim Herman of Clifton Larson Allen LLP (CLA)
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Matt Miller, Manager of the District
Bob Gall and Bill Brogan, Homeowners within the District

Disclosure of Potential Conflicts of Interest:

Each Director present has signed a disclosure statement which has been duly filed as required by statute. Since all Directors have conflicting interests, it was noted that participation by all Directors is 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 September 2, 2020 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to approve the minutes of the September 2, 2020, as presented.

Upon a roll call vote, Directors Nelsen, Simmons, Irish, D'Ambrosio and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Mr. Collins reviewed the Financial Statement and Schedule of Cash Position updated as of August 31, 2020 and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$38,484.11 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director Irish SECONDED a motion to accept the Financial Statement and updated Schedule of Cash Position and Statement of Revenues, Expenditures and Change in Net Position as presented and to approve payment of the invoices currently due in the amount of \$38,484.11 and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish, D'Ambrosio and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedule are attached to these minutes.

Mr. Collins then reviewed a draft of the proposed 2021 Budget. The Board also discussed the impact of the Gallagher Amendment and the funding for the District. After review of the proposed 2021 Budget, Director Irish suggested that the Board begin annual funding for future work on Timbers Creek as it is anticipated that more work is necessary for erosion control to prevent flooding and damage to the integrity of the flows to protect the environment, including vegetation, and the homes along the Creek. Mr. Collins will review the financial position to determine what funds would be available to build a reserve for future anticipated remediation.

Old Business:

Timbers Creek Update: President Nelsen reported that Muller provided a report on the most recent inspection of the project. It has been a dry summer and grasses have suffered from the lack of moisture but also reported that the lack of moisture has prevented excessive flows which could have been damaging to the new vegetation. The cost of irrigation is higher than anticipated but the irrigation has helped the vegetation take hold. President Nelsen reported that there will be additional reseeding this fall. Mr. Miller is of the opinion that this winter will be a better indicator of how successful the project will be. There continues to be some concern when Pinery Water flushes their system as it has challenged the ability of project vegetation during construction to convey flows without apparent damage to vegetation and stream bed.

Entryway Rock Wall Improvements: Mr. Miller reported that he has not heard back from the contractor as to when the Sage Thrasher entryway rock wall will be done. Nothing else to report at this time.

Tree Planting: Because of the early seasonal weather issues including late frost, Mr. Miller will not be planting new trees this fall and anticipates planting in the spring. The available stock at the local nurseries were not to his liking due to the unusual weather conditions.

Street Signs: Mr. Miller has essentially finished this project except for a few “no outlet” and “dead end” signs. This item can be removed from the agenda.

Horse Statue: Mr. Miller reported that he completed the painting of the horse statues at the entryway to Filing 1A. The Board complemented him on the work. He will be powder coating (painting technique) the lights.

Chickadee and Songbird cul du sacs: President Nelsen reported that he had not received any input from Douglas County regarding the damage to the roads on the cul de sacs from the construction equipment other than Mr. Robenstein indicated that he will get an inspector out to evaluate the situation. Bob Gall indicated that he will reach out to provide input to the County as to the homeowners’ concerns. Director Simmons and Irish discussed the possibility for the District and the HOA could split the costs of any remediation if the County or Naranjo will not remediate.

New Business:

Contact the District & Website Usage: Ms. Herman updated the Board on homeowner contact through the website. Most of the concerns had to do with reporting that deer were inside the fence. Mr. Miller reported when he responds the deer have already been able to escape. He reported that there are many places where deer can get inside the fence. He will contact the subcontractors to determine the best way to limit or prevent deer access inside the fence.

Postings on Website and Next Door: Ms. Herman requested input from the Board regarding the concerns that postings were not timely made. It was decided that any postings will require input from Ms. Elkins and direction from her to make the postings. The biggest issue is that the Board members may not be seeing the postings. There seems to be an issue with NextDoor regarding “public Agency” postings and how they are treated for the District.

Homeowner ATV Damage to Open Space: Richard Garcia, owner of 5449 Songbird, has allowed his children to drive an ATV on open space damaging the natural grasses. Mr. Miller reported that he did not see any new damage. Mr. Miller will repair the damage to prevent erosion. This item will be removed from the agenda unless further damage is reported.

Posting Resolution: Ms. Elkins presented a resolution regarding posting of notices. The Board reviewed the Resolution. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to approve the resolution as presented. Upon a roll call vote, Directors Nelsen, Simmons, Irish, D’Ambrosio and Christensen voted "AYE". The motion was declared PASSED. A copy of the Resolution is attached to the Minutes.

Mailbox Renovations: Director Irish reported that he drove through the neighborhoods and updated that spreadsheet tracker for mailboxes. He provided the history of the renovations

already completed and those to be completed. Filing 24 mailboxes are the next mailboxes to be painted as previously done in other filings. Mr. Miller contacted the prior contractors to get a bid for the restoration. There are funds currently budgeted for the work. Director Irish will provide Kim Herman with a response to the homeowner that raised concerns about the mailboxes in Filing 24 to advise her of the District's plans. Mr. Miller was given the authority to contract for the work as presented for the amount not to exceed \$10,000.

Manager's Report:

See report appended to these minutes. Mr. Miller further reported what he had learned about the house fire within the District. There is a Zoom meeting scheduled for October 7, 2020 at 6 PM for the public to be informed on the status of the investigation as well as the efficacy and availability of adequate water supply and pressure to quell fires.

Other Business:

Mr. Gall reported about the concerns for a homeowner in his filing having a fire in or behind their yard. Fires have been reported more than once. The Fire Marshall has been informed and the homeowner informed of the violation and penalties if there are further violations of the fire restrictions. Ms. Herman has posted a notice on the Website and on Next Door of the recent open space damage and a request for homeowners to report to the open space any damage or suspicious activity in the open space to the District.

Adjournment: The meeting was adjourned at 11:45 AM. The next regular meeting and Budget Hearing is scheduled for November 4, 2020 which will be virtual and at the home of Director Christensen's home, located at 9140 Windhaven Drive, Parker, CO 80134 as social distancing can be maintained in his basement studio and theater room.

DocuSigned by:
Ines E. D'Ambrosio
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Ines D. Ambrosio, Secretary

APPROVED:
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Richard R. Nelsen
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