

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

**July 3, 2019**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, July 3, 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 8:03 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  
Sheldon Irish  
Charles E. Simmons III  
Roger Christensen

Mert Wiechman was absent and excused from the meeting

Also present were:

Wendi McLaughlin of Clifton Larson Allen LLP (CLA), accountants for the District  
Kevin Collins of Clifton Larson Allen LLP (CLA), accountants for the District attended by phone and was available until he completed his report  
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District  
Matt Miller, Manager of the District  
Kenny Black, Manager Consultant of the District  
Melanie Robins, Ines D'Ambrosio, Bob Cavallo, Bob Gall and Andrew Dea, homeowners in the District  
Mike McCreedy of Sprint  
Beau Dillon for Zayo

**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 May 7, 2019 special meeting (annual tour), the June 5, 2019 regular meeting and the June 6, 2019, public meeting on Timbers Creek . Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the May 7, 2019 special meeting (annual tour) as presented. Upon a roll call vote, Directors Nelsen, Irish, and Simmons voted "AYE" and Director Christensen "ABSTAINED". The motion was declared PASSED. Following discussion and review, Director Nelsen MOVED, and Director Simmons SECONDED a motion to approve the minutes of the June 5, 2019 regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Christensen and Simmons voted "AYE". The motion was declared PASSED. Following discussion and review, Director Nelsen MOVED, and Director Simmons SECONDED a motion to approve the minutes of the June 6, 2019 special meeting (Timbers Creek public meeting) as presented. Upon a roll call vote, Directors Nelsen, Christensen, and Simmons voted "AYE" and Director Irish "ABSTAINED". The motion was declared PASSED.

The Board noted that Mike McCreedy from Sprint and Beau Dillon from Zayo were present to discuss 5G service in the District. Director Christensen MOVED and Director Nelsen SECONDED a motion to take these matters out of order at 8:10 AM. Upon a roll call vote, Directors Nelsen, Simmons, Christensen, and Irish voted "AYE".

The Board discussed with Mr. McCreedy and Mr. Dillon the placement of the Sprint poles. The poles are necessary to fill in Sprint's coverage in HPF. They are requesting 3 poles. The Board was concerned about the proliferation of poles by the various providers. Mr. McCreedy and Mr. Dillon advised that the County is requiring (24 feet) and Sprint will not be able to accommodate other cell phone providers. The Board requested that the pole located within the Fox Sparrow Road right-of-way in the Pinery Filing 23A subdivision be placed no closer than 2 feet from the back of sidewalks and walking trails to facilitate equipment needed for maintenance and mowing. They also advised of the speed radar sign on Fox Sparrow Rd. and wanted to ensure that the sign visibility is not impacted by the pole. The District indicated that placement in open space may be more practical even though the County seems to require right-of- way placement. Director Irish indicated that homeowners in the other two locations have provided input on the pole placement. The District will submit comments by July 9, 2019.

**Payment of Bills:**

Mr. Collins reviewed the May 31, 2019 financial statement updated as of June 28, 2019 with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$39,235.39 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Irish MOVED and Director Christensen SECONDED a motion to accept the Financial Statement and updated schedule of cash position as of June 28, 2019 as presented and approve payment of the invoices currently due in the amount of \$39,235.39 and for the payment of the directors' fees for the July 3, 2019 meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish, and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedules are attached to these minutes.

The Board next discussed the next Board meeting. Ms. Elkins reported that she will be out of town the first 2 weeks of August and requested an August meeting on the 19<sup>th</sup>. The Board agreed to continue the August 7, 2019 regular meeting to August 19, 2019.

Mr. Collins left the meeting at this time.

**Old Business:**

**Timbers Creek Update:** Director Nelsen and the Board discussed the Public Meeting held on June 6, 2019. Present were representatives of the entire design team, Urban Drainage, Douglas County and most of the HPF Board and Matt Miller. Everyone agreed that it was a successful meeting that began with homeowners' concerns about the flooding along Timbers Creek and trying to assess who is responsible. The engineering and design team were present and the meeting was led by Chris Kroeger from Muller Engineering. It was very interactive with Kurt Bauer from Urban Drainage and Director Simmons jumping in to answer some of the homeowners' questions and to write down the concerns. By the end of the meeting, most homeowners felt that their concerns were noted and responded to by the presenters. Financing is an issue and the sense was that more work will need to be done to alleviate some risk of flooding and damage to private property, but at least at this time there is a sense that issues are acknowledged and being addressed and proposed work is a step in the right direction. The team agreed to follow up with continued communication to those in attendance and the HOAs in the area. Muller took comments at the meeting and will generate a response for the stakeholders to review and comment. The next meeting of the stakeholder is July 9, 2019. Director Nelsen and Susan Elkins will attend.

Ms. Elkins advised that UD/DC were not requiring any formal action by the Board at this time. Following discussion and review, Director Christensen MOVED, and Director Irish SECONDED a motion to endorse the conceptual plan as presented at the public meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish and Simmons voted "AYE". The motion was declared PASSED.

Director Nelsen agreed to invite Troy Carmann, ICON, District Engineer to the next meeting.

**District Off Duty Patrol Update:** Director Irish reported that there was nothing to report as there were no patrols in June and July as no officers were available.

**School District Property:** Director Simmons noted that he is moving forward to get something from the School District and Douglas County approving the improvements presented by him in order to get a permit from Douglas County to install the improvements. Director Christensen indicated that a homeowner advised him that the trees had been planted too low below grade. The Board discussed planting more deciduous trees and extending the drip system. He will report back at the next Board meeting.

**Entryway Beautification:** JR Sprinklers is working on the median now and Bob Gall reported that it is looking good. It is mostly completed but needs some winter kill to be removed. Winter watering will need to be done as well. Lighting has to be installed and ground cover planted. Mr. Miller will be meeting with the contractor to go over what remains to be completed after the meeting.

**Damage by DC Snow Plows to District Property:** Matt Miller reported that he had not yet received payment for the work to correct the damage caused by the snow plows. Ms. Elkins reported that she left a voice message with Doug Dubourg at Douglas County and received an email from Risk Management that the monies would be paid.

**HPF at the Lake Tree Damage:** Ms. Elkins reported getting a copy of a letter from the Board of the High Prairie Farms at the Lake. Essentially the HOA is unwilling to participate in the cost of replacing the trees and notes that cottonwoods grow back on their own. They do not have any objection to the Board replanting the trees. The Board is not moving forward at this time.

**Update to District Map:** Ms. McLaughlin reported that after contact with Mr. Carmann she talked with a provider who would charge \$960 per year and the District would get a map with annual updates. The Board was not interested in updates as the District is almost totally built out and the roads and lots determined. Ms. McLaughlin will talk with Troy Carmann about the tree map and see if that program can generate a usable map. The matter was tabled to the next board meeting.

**Autumn Oak Entryway:** Matt Miller commented that despite his efforts to get a bid from Oscar, Oscar has not returned the call. He will work with JR Sprinklers to come up with a proposal and the matter is tabled until the next meeting.

**New Business:**

**Contact the District & Website Usage:** Ms. McLaughlin summarized the contact and resolution of the issues raised. Nothing else to report.

**Filing 31 Construction Plan:** Ms. Elkins reported that she advised Douglas County that the Revised Filing had resolved the District's concerns. No further action was required by the County.

Director Simmons left the meeting at 10:25 AM.

**Communication by email:** This item was tabled until the next meeting given the lateness of this meeting.

**Policy re District Property:** Ms. Elkins distributed the policy regarding damages to the District property. Following discussion and review, Director Christensen MOVED, and Director Nelsen SECONDED a motion to adopt the Policy and to post it on the District Website. Upon a roll call vote, Directors Nelsen, Christensen, and Irish voted "AYE". The motion was declared PASSED.

**Spring tower Referral from DC:** Taken out of order.

**Porcupines:** This was discussed above, "Contact the District". Homeowners were directed to contact CO Parks and Wildlife.

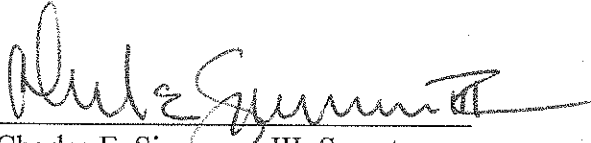
**Manager's Report:**

- Mr. Miller presented a rendering of the entryway pond noting that a few pine trees were dying as well as some old cottonwoods and aspens. He recommended some trimming and that the Board consider a plan to replace some of the trees. He will trim the deadwood from the trees and develop a plan to enhance the space with input from High Prairie Tree and Turf. The Board supports the idea of planting trees prior to the existing trees dying.
- Detention ponds: Mr. Miller is developing a plan to annually or biannually clean out the detention ponds rather than wait until there are issues as he may be able to do the work with his existing equipment rather than contracting out the work.
- There was a fatigue failure of one of the decorative light poles that IREA had for the District. IREA rebuilt the pole. Unfortunately, IREA had been storing some replacement poles (as they no longer are being manufactured and were erroneously disposed of by IREA) but IREA found 5 new poles to buy for future replacements.

Other Business: None

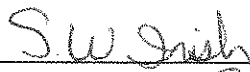
Adjournment:


There being no further business to come before the Board of Directors, the meeting was adjourned at 11:30 AM. The next meeting is scheduled for August 7, 2019 at 8:00 AM at the Water District but due to Ms. Elkins unavailability the Board agreed to continue that meeting until August 19, 2019 at 8:00AM.

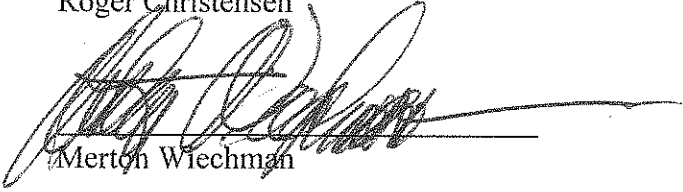
  
Charles E. Simmons, III, Secretary

APPROVED:

  
Richard R. Nelsen

  
Sheldon Irish

  
Roger Christensen

  
Merton Wiechman