

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

June 5, 2019

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, June 5, 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 8:01 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
Sheldon Irish
Charles E. Simmons III
Roger Christensen

Mert Wiechman arrived at 8:07 AM and left the meeting at 10:45 AM
Sheldon Irish left the meeting at 10:30 AM.

Also present were:

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
Matt Miller, Manager of the District
Kenny Black, Manager Consultant of the District
Troy Carmann, ICON Engineering, Engineer for the District
Melanie Robins, Ines D'Ambrosio, Bob Cavallo, Bob Gall, Al Myers, Bill Pickle, Ed Stapleton, homeowners in the District
Brad Robenstein, of Douglas County Engineering
Kurt Bauer and Barbara Chongtoua of Urban Drainage
Chris Kroeger and Matt Denhard, Muller Engineering

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.

The Board noted that Bob Gall was present to discuss FAA flight patterns. Also, Troy Carmann was present to discuss Filing 31 construction plan concerns. Director Christensen MOVED and Director Nelsen SECONDED a motion to take these matters out of order at 8:05 AM. Upon a roll call vote, Directors Nelsen, Simmons, Christensen and Irish voted "AYE".

Bob Gall reported that the FAA may reroute aircraft over the area that includes the High Prairie Farms and Timbers neighborhood. He sent comments and needed authorization for Rick Nelsen, as president of the HPF Metro District to sign a letter objecting to the rerouting as it will cause noise pollution. Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion authorizing Rick Nelsen as president to sign the letter. Upon a roll call vote, Directors Nelsen, Irish, Christensen and Simmons voted "AYE." The motion was declared PASSED.

Mert Wiechman joined the meeting at 8:07 AM.

Bob Gall also reported that the beautification of the entryway has started. Ines D'Ambrosio noted that there was a Ponderosa Pine that may be dying east of the entryway median. Matt Miller and Ray Hardy of High Prairie Tree and Turf, will monitor it so see if it may need replacing.

Troy Carmann indicated that he has some concerns about the Filing 31 resubmittal plans, especially the wire gabions. He will write up a report for Ms. Elkins to forward to Douglas County. Brad Robenstein will also speak with the Douglas County engineer on the project about the concerns.

The Board returned to regular session at 8:20 AM.

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the May 1, 2019 meeting. Following discussion and review, Director Nelsen MOVED, and Director Simmons SECONDED a motion to approve the minutes of the May 1, 2019 meeting as presented. Upon a

roll call vote, Directors Nelsen, Irish, Wiechman, Christensen and Simmons voted "AYE." The motion was declared PASSED.

Payment of Bills:

Ms. McLaughlin reviewed the April 30, 2019 financial statement updated as of May 31, 2019 with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$55,501.29 and the payment of the directors' fees for the current meeting and the June 6, 2019 Special Meeting. Following discussion and review, Director Simmons MOVED and Director Wiechman SECONDED a motion to accept the Financial Statement and updated schedule of cash position as of May 31, 2019 as presented and approve payment of the invoices currently due in the amount of \$55,501.29 and for the payment of the directors' fees for the June 5, 2019 regular meeting and the June 6, 2019 Special Meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Wiechman, and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedules are attached to these minutes.

Old Business:

District Off Duty Patrol Update: Director Irish reported that there was nothing to report.

School District Property: Director Simmons noted that Mr. Miller had placed flags on the property to indicate where the walking paths may go and there was some homeowner comments and questions regarding what was happening. Director Simmons will draft a summary of what is happening on the parcel and note that no more trees will be transplanted until later this summer. Mr. Miller is stockpiling milled material to use for the walking path.

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. Mr. Robenstein suggested a call to Doug Dubourg at Douglas County.

HPF at the Lake Tree Damage: Nothing has been received by the Board from the HPF at the Lake HOA Board, to state their position on the replacement of the trees that were cut down in the open space. There are concerns that if trees are planted that they will be cut down again. The Board will look at creating a policy about vandalism to District property.

Update to District Map: Mr. Carmann will work with Ms. McLaughlin to see if a GIS map can be adapted to meet the needs of showing the entire District, proposed walking paths, etc.

5188 Morningside Way, Filing 24A: Matt Miller commented that the ground is still too wet for the homeowner to remediate the damage. He will continue to monitor. The Board discussed a policy to deal with damage to District property including damage caused by

accessing private property via the open space. Ms. McLaughlin provided copies of a policy and letter that is used by another district. Ms. Elkins and Mr. Nelsen will review and edit for consideration by the Board. Following discussion and review, Director Christensen MOVED, and Director Nelsen SECONDED a motion to adopt the form to apply to the District upon review by the Board. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Christensen and Simmons voted "AYE." The motion was declared PASSED.

Timbers Creek Update: Mr. Chris Kroeger of Muller Engineering then made a presentation to the Board on their recommendation for work to be performed late August/early September. The Board discussed the Special Meeting – Open House scheduled for 6:30 PM June 6, 2019 at the Pradera Fire Station for a presentation to the homeowners on the proposed work to be done. Mr. Kroeger summarized the findings of the engineering team as to the issues of Timbers Creek, the financing issues, and recommended work for the Fall given the budgetary constraints. The recommendation is to move away from concrete/riprap and use log dams and a vegetative/natural approach. The Board and homeowners asked questions about the recommendations and concerns. Homeowners along Timbers Creek are still concerned about the damage caused by flooding behind their homes. There are concerns that the recommended work is “an experiment”. Mr. Kroeger indicated that the method and approach was being used successfully elsewhere and that there is money budgeted for maintenance which will help the project to be successful. The engineers are relying on pre-approved contractors that specialize in this type of work, to support a fall project. The Board, along with DC and UD representatives discussed the funding constraints of all the entities involved.

Sheldon Irish left the meeting at 10:30 and Mert Wiechman left the meeting at 10:45 because of prior commitments. The Board still had a quorum.

Director Christensen MOVED that the Board endorse the plan. The remaining board members discussed the merits and the motion failed for lack of a second on the Motion. The motion declared DEAD.

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: Taken out of order.

Summary of the May Tour: Given the length of the meeting, this item was tabled.

Fischer Landscaping Request: Mr. and Mrs. Fischer requested permission to plant some pine trees in the open space behind their property. Because the open space has just been remediated by the Developer, Ms. Elkins discussed the proposed planting with Dave Perkins and reached an agreement that so long as the planting conformed to the District’s policy and the

ground was restored to the County's specifications, it was agreeable. Ms. Elkins will inform the Fischers of the need for a letter agreement in the form previously approved by the Board.

5G in the Timbers: Ms. Elkins reported that homeowners are raising concerns about the 5G towers being placed in the right-of-way. Director Nelsen has researched the issues and the federal government has determined that 5G is necessary and has taken control of the issue. Additional information can be found on the County's website under the "5G" tab.

Assessment by the District for Timbers Creek: Ms. Elkins reported that Brad Robenstein suggested that the District consider using the power of assessment to raise fees for Timbers Creek erosion mitigation project. The Board discussed the merits and believes that it would be problematic to do this and would reconsider it at a later time if necessary. Raising the mill levy would require a ballot question and is costly.

Communication by email: Ms. Elkins expressed concerns about using email communication from private emails. Board members expressed concerns about the email set up by Clifton Larson and difficulty in using that email along with their private email. This matter will continue to be discussed. Ms. McLaughlin will work with the District to provide instructions and a protocol for usage. She will conduct a training at the next meeting.

Leash & Poop Signs: Ms. Elkins reported that she had a request for Jeff Kroll, Manager of HPF at the Lake to put up 5 signs saying that not having dogs on a leash and not picking up dog feces was a violation of the Douglas County Statute. The Board did not want a proliferation of signs and Ms. Elkins reported that DC doesn't have statutes and the citation was to a Colorado statute for damages from vicious dogs. Ms. McLaughlin was asked to post something on NextDoor requesting that the doggie bags not be left along the trail but deposited in the receptacles.

Fire Safety Info on Website: Ms. Elkins reported that via the Website, there was inquiry from a woman in southern CO with information regarding fire safety with links to information from various sources. Ms. Elkins and Director Nelsen looked at the links and found them to have value. Rick will pursue this information and give the appropriate links to Ms. McLaughlin to post on the website.

IREA Easement: IREA contacted Ms. Elkins to see if the District would grant an easement in District open space so they could put in a line. They currently have an easement in the open space that butts up to the Pinery behind homes. Many Pinery homeowners have encroached on the District open space with landscaping and it would be easier to relocate the easement where there is unencumbered open space. Mr. Miller will meet with IREA to determine if there are any problems or issues with the suggested location and installation.

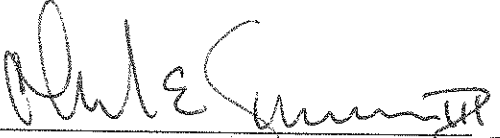
Manager's Report: Mr. Miller's report was covered during the meeting.

Other Business:

Director Christensen noted that nothing has moved forward on the enhancements to the Autumn Oaks Entryway that has a \$10,000 matching funds from the HOA. Mr. Miller will get drawings from Mr. Black and find a contractor.

Adjournment:

There being no further business to come before the Board of Directors, the meeting was adjourned at 12:40 PM. The next meeting is scheduled for July 3, 2019 at 8:00 AM at the Water District.

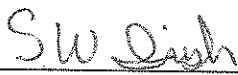


Charles E. Simmons, III, Secretary

APPROVED:



Richard R. Nelsen



Sheldon Irish



Roger Christensen

Merton Wiechman