

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

August 5, 2020

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, August 5, 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 8:05 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, joined the meeting at 8:40 AM
Roger Christensen
Charles E. Simmons III
Richard R. Nelsen

Also present were:

Kevin Collins, Accountant, 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
Troy Carmann, of ICON Engineering
Bob Gall, Bill Brogan, Steve VanMetter, Lisa Montman and Richard Montman,
Homeowners within the District

Ms. Elkins noted that Mr. Irish indicated that he would be late to the meeting. Since there was a quorum (3 board members) present the meeting could proceed without Mr. Irish present. The homeowners and guests introduced themselves to everyone present.

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 July 1, 2020 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Simmons SECONDED a motion to approve the minutes of the July 1, 2020, as presented. Upon a roll call vote, Directors Nelsen, Simmons, 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 June 30, 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 \$77,446.59 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director Nelsen 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 \$77,446.59 and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedule are attached to these minutes.

Sheldon Irish joined the meeting at 8:40 AM.

It was noted that Troy Carmann of ICON Engineering, Districts Engineers, was present to give a report to the Board on the status of any engineering issues. Also, Mr. and Mrs. Montman were present to request to be allowed to place their fence bordering the open space around a tree that is growing on the lot line. Director Nelsen MOVED and Director Christensen 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".

Engineering Update: Mr. Carmann reported that he had reviewed the work on Timbers Creek and that it was a good project to stabilize the creek. It focused on the upstream reach which is designed to moderate the flow and reduce erosion and sedimentation damage downstream. Once that project has stabilized and the impact on the downstream stretch can be assessed to see what, if any, work may need to be done in the future. The other detention ponds are working to intercept storm flows and slow down the run off. Maintenance of the ponds is ongoing and continual.

Matt Miller and Mr. Carmann will walk certain parts of the property in the coming weeks to plan for work needed to be moving into 2021.

5749 Majestic Oak Ln Encroachment Request: Mr. and Mrs. Montman, homeowners in the District live at 5749 Majestic Oak Lane and are requesting permission to put a small

portion of a proposed fence on the back of their property. There is a mature tree on the property line and they request permission to place the fence around the tree into the open space. This will allow for a more visually appealing fence. A diagram of the property, the placement of the tree and the proposed fence line was provided for the Board members to review. They agree to maintain the tree, keep it watered as needed, spray for insects and remove it if it dies. As the tree is both on the District owned property and the homeowner property, the Board considered the request noting the unusual placement of the tree on the lot line. Following discussion and review, Director Nelsen **MOVED**, and Director Simmons **SECONDED** a motion to approve the request as presented. The Montmans will provide the request in writing stating their agreement to the terms discussed and provided to Ms. Elkins. Upon a roll call vote, Directors Nelsen, Simmons, Irish and Christensen voted "AYE". The motion was declared **PASSED**.

The Board returned to the regular business at 9:10 AM.

Old Business:

Timbers Creek Update: In prior meetings the issue of road damage on the Songbird and Chickadee cul du sacs where the contractors accessed the Timbers Creek project has been discussed. Naranjo (project contractor) did some remediation work. The position of Bob Gall, homeowner impacted by the damage, is that the remediation work is insufficient. The County had just completed repaving the cul du sacs last year and the remediation work now looks patched. There are curbs that were run over and those have not been repaired. Naranjo's work did not restore the improvements to the condition it was in prior to gaining access. Director Nelsen reported that functionally the roads have been repaired and any future remediation will come from the monies remaining in the project for maintenance and future projects. This issue will be addressed at future meetings so the District can get input from the other stakeholders.

Director Nelsen reported that there have been issues with the fence installed to keep the deer from entering into the area that has been landscaped with plants that need to be established for the project to succeed. It appears that the gates, necessary for access to the Creek, have been left open, presumably by workers or people walking the path, and deer have entered. At times fawns have been separated from their mother's and cannot get out the enclosure. The irrigation system has some weak points requiring additional effort to maintain. Mr. Miller is charged with monitoring the system. Cameras have been installed to be able to see what's happening. Director Nelsen agreed to draft a memo to post on the Website and NextDoor to advise homeowners walking the path to report to the District any deer trapped in the enclosure and any problems they see in the watering system.

Speed Radar Sign Theft: Nothing remains to be done on this and this item can be removed from the agenda.

Entryway Rock Wall Improvements: The last entryway wall to be rebuilt is on Sage Thrasher and So. Pinery Parkway and it is on the contractor's list to do. Nothing to report at this time.

Tree Planting: The proposed maples will be planted this fall. Director Simmons agreed to make one more attempt to work with the County on improvements.

Street Signs: Mr. Miller reported that the County is requiring that replacement signs be to current county code. The re-sizing and backing plates will increase the cost to replace by about \$400.00.

Median to Equestrian Center: This project has been completed and can be removed from the agenda.

New Business:

Contact the District & Website Usage: The complaints about the storage area near the maintenance building has been noted. Directors Nelsen and Irish met with the complaining homeowner and discussed the item and tried to explain the complex issues because the property is owned by the Board of County Commission and is reserved for a potential school but is not likely to ever be built. There are several other similar random "school" lots in Douglas County that are tied up in the larger consideration of what to do with surplus property if the School District has no intention to build a school. The School District wants the County to purchase the land. The homeowner has been directed to talk with the County. A homeowner complained about a tree in the open space. Mr. Miller checked but didn't see anything.

Filing 30A, 27 and 29 Update on Transfer of Maintenance to HPFMD: Mr. Miller reported that 30A and 27 are completed. Filing 29 will be completed and transferred at a later time. Ms. Elkins reported that she is in the process of getting a letter from the Developer agreeing to remediate any revegetation work that fails to establish for an additional year.

Tour: The annual District tour is still scheduled for 9/2/2020 after the regularly scheduled board meeting. Proper social distancing and open-air transportation with everyone present wearing masks will be maintained. The tour will go forward, weather permitting.

Board Positions: Director Simmons house is now scheduled for closing 09/27/2020 at which time he will no longer be eligible to be a board member. The Board encouraged the homeowners at the meeting to continue to come to the meetings and decide if they might be interested in a board position at the May 2021 elections.

Entryway Sculpture: Ms. Elkins informed the Board that the contract with Parsons for the inspection and maintenance of the entryway sculpture ended the end of August. At the last renewal, the Board had discussed whether the maintenance could be done by the District

property Manager. As Director Christensen has worked with Ms. Parsons in the past, he agreed to speak with her and get a bid for an annual inspection with the District Manager doing the maintenance.

5749 Majestic Oak Ln Encroachment Request: This matter was taken out of order.

Engineering Update: This matter was taken out of order.

M. Wiechman Access Request: Mr. Miller reported that Mr. Wiechman has requested access to his back yard for the installation of a swimming pool. He has agreed to remediate any damage to the open space as a result of his access. The remediation will either be done by the contractor doing the work or by Mr. Miller at no expense to the District. Ms. Elkins will facilitate a letter agreement signed by Mr. Wiechman and Ms. Branch granting permission with the homeowners' agreement to remediate any damage to the open space owned by the District. Following discussion and review, Director Irish MOVED, and Director Simmons SECONDED a motion to approve the request as presented. Upon a roll call vote, Directors Nelsen, Simmons, Irish and Christensen voted "AYE". The motion was declared PASSED.

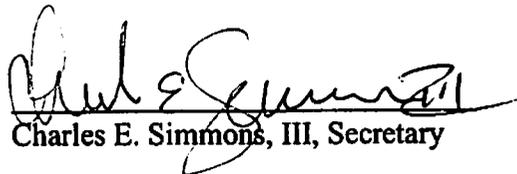
Manager's Report:

All matters were discussed above.

Other Business:

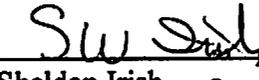
Ms. Elkins indicated that she will be closing her office in Castle Rock no later than the end of November. She asked whether the Board would like her to remain as the District Attorney. She indicated that she would need to be present for most meetings remotely. She asked that the Board consider her request so that if that is not preferred, she can begin to look at finding candidates that would be willing to fill the position.

Adjournment: At 11:00 AM the meeting was adjourned. The next regular meeting is scheduled for September 2, 2020 at 8:00 AM which will be outside on the patio of Director Christensen's home, located at 9140 Windhaven Drive, Parker, CO 80134. The annual tour of the District will follow immediately after the meeting.


Charles E. Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen