

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

July 25, 2018

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, July 25, 2018, 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 8:02 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 Simmons was absent and excused from the meeting

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
Troy Carmann, ICON, District Engineer
Bob Gall, Homeowner in the District
Bob Cavallo, Homeowner, Filing 23
Ines D'Ambrosio, Homeowner and Past President of the District
Melanie Robins, Homeowner, Filing 26
Barry Smith, Homeowner, Filing 1A
Ashton Fisher, Richmond American Homes, Developer 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 June 6, 2018 regular meeting and the July 4, 2018 continued regular meeting. Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the June 6, 2018 continued regular meeting and the July 4, 2018 regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman and Christensen voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$25,656.97, interim checks in the amount of \$36,166.00 and the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement and updated schedule of cash position as of June 30, 2018. Following discussion and review, Director Wiechman MOVED and Director Christensen SECONDED a motion to accept the Financial Statement and updated schedule of cash position as of June 30, 2018 as presented and approve payment of the invoices currently due in the amount of \$25,656.97, interim invoices in the amount of \$36,166.00 and for the payment of the directors' fees for the July 25, 2018 regular meeting. Upon a roll call vote, Directors Nelsen, Irish, Wiechman and Christensen voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Old Business:

Security Coalition/S. Pinery Patrols: Director Irish was requested to prepare a report of his recommendation regarding the District's continuing participation in the Security Coalition. A copy of that report that was provided to the Board members is appended to the Minutes. Following discussion and review, Director Nelsen MOVED, and Director Wiechman SECONDED a motion to move forward with resigning from the coalition by the end of 2018 and looking at other options regarding additional security, if any. Upon a roll call vote, Directors Nelsen, Irish, Wiechman and Christensen voted "AYE." The motion was declared PASSED.

The Board noted that Ashton Fisher was in attendance to request permission from the District to place signage for the Richmond American Homes development in Filing 29B. Director Nelsen MOVED and Director Irish SECONDED a motion to take this issue out of order at 9:05 AM. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman and Irish voted "AYE."

Mr. Fisher was requesting a sign 8 foot by 4 foot. The Board was not in favor of that and requested that Mr. Fisher come to the next meeting with prototype that did not exceed 2 feet by 3 feet.

The Board returned to regular session at 9:37AM.

School District Property: The grass is growing at it has been mowed. Director Simmons was not present so this item was tabled until the next Board meeting. It was noted that trees that may have been suitable for transplanting were simply removed. It was suggested that the District look to Richmond American Homes for trees that can be relocated to the school district property. Mr. Black reported that the tree spade will be available later this summer. The Board discussed the possibility of working with the homeowner's association adjacent to the school district property for funding of 50% of the cost of landscaping at the entryway into that filing. Director Christensen will work with the HOA on this.

Entryway Beautification: Mr. Gall had nothing new to report at this time. He will work with Director Christensen to hopefully use the same landscaper for the school district corner to the design the entryway off Parker Road.

Timbers Creek Update, including the Flooding: Director Irish read an email from Bill Pickle regarding his concerns along Timbers Creek. Director Nelsen discussed the clean up work that has been done since the flooding. He prepared a document describing the work done to be posted on the website and Next Door so the homeowners will be informed as to what is being done. There were inquiries through the website on the damages. Mr. Carman then discussed issues that were the responsibility of homeowners, the District, Douglas County and Urban Drainage. He discussed what might be done to mitigate flooding and loss of trees versus what would be accomplished by the IGA with Urban Drainage and Douglas County on the entire watershed. The Board discussed what could be done to save trees along Timbers Creek. Director Christensen MOVED and Director Irish SECONDED a motion to authorize Kenny Black to meet with Ray Hardy, High Prairie Tree and Turf to evaluate what trees are stressed or in danger and potential remedies available to homeowners and the District to protect them. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman and Irish voted "AYE."

Jeremiah Larrabe Encroachment: Director Irish reported that he not heard anything further from Mr. Larrabe. This item will be removed from the agenda until the District is contacted.

New Business:

Filing 3 Ponds: No new issues. This will be removed from the next agenda.

First Annual Flyer to Homeowners: This was posted on the website.

Kenny Black Contract: Mr. Black reported that he is wanting to cut back on the actual physical work being done in the District and Kevin Black is leaving Will Travel to pursue another career. Mr. Black is proposing that a young man who has worked for him over the years, Matt Miller, will replace Kevin Black starting in January of 2019. Mr. Black will remain in a

management position.

Amendment to the IGA: Discussed under Timbers Creek. Ms. Elkins indicated that an Amendment to the IGA was forwarded to her to present to the Board. The only change was that Douglas County increased its contribution from \$50,000 to \$400,000 which will allow \$350,000 for construction. Director Wiechman MOVED and Director Nelsen SECONDED a motion to approve the Amendment to the IGA and authorized Director Nelson, President, and Director Wiechman, Assistant Secretary, to sign the document. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman and Irish voted "AYE."

Richman American Homes: Discussed out of order.

Manager's Report: Kenny Black reported as follows:

- Mr. Black reported that the flood brought rocks from a homeowner on Scenic Drive onto the roads which he moved.
- Roto milling in the District will be done middle to late August.
- Bids for replacing mailboxes in Filing 23 was \$19,000. Mr. Page, of Page Specialty Company, looked at the mailboxes and found them to be in good condition. He recommended that the District clean them up, sand and paint them to match the existing color for a cost of \$3,300. Kenny Black also suggested that park shelters be painted for a cost not to exceed \$3,400. Director Wiechman MOVED and Director Nelsen SECONDED a motion to not replace the mailboxes but to clean, sand and paint them for a cost not to exceed \$3,300. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman and Irish voted "AYE."
- The culvert under S. Pinery Parkway was cleaned up.
- Mr. Black discussed the Water District water leak. It has been fixed.
- Mr. Black approved the location for the Filing 27B mailboxes.
- Filing 29 A/B corner will be transferred to the District within a week.
- Filing 32 and 27B entryways will be completed this summer.
- The treatment to control the algae in the pond has turned it blue.
- Mr. Black anticipates trading in and replacing a mower for a cost of approximately \$1,600 which is already budgeted.
- The tree spade will arrive shortly.

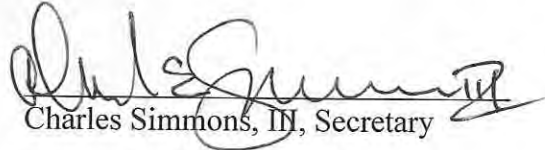
Other Business:

Directors Nelsen and Christensen will speak with Steve Small about the sales building (trailers) after the development "build-out" and there becomes no need for a sales office. Douglas County will require the trailers be removed. The Board would like to discuss acquiring the site and building, if possible. The Board discussed the possibility of a monument sign on Fox Sparrow Rd. on the east side of the south end to indicate that traffic is entering the Timbers subdivision. It was noted that most other entrances into the residential subdivisions within the District have similar signs. Kenny Black will get an estimate from Oscar, contractor for the

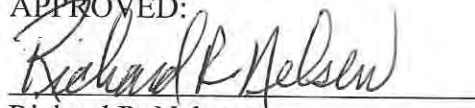
developer who is installing the entryways in the new filings. The Board will discuss fencing of detention ponds that hold water and may represent a safety issue.

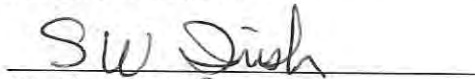
Adjournment:


There being no further business to come before the Board of Directors, the meeting was adjourned at 10:50 AM. The next meeting is scheduled for August 1, 2018 at 8:00 AM at the Water District. Due to the proximity to this meeting, the Board will continue the meeting until August 29, 2018.



Charles Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen


Merton Wiechman