

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

February 7, 2018

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, February 7, 2018, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President D'Ambrosio at 8:00 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:

Charles Simmons
Richard R. Nelsen
Ines D'Ambrosio
Mert Wiechman
Sheldon Irish

Also present were:

Kevin Collins, 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
Bob Gall, Homeowner from Filing 24
Roger Christensen, Homeowner from Filing 26

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 January 1, 2018 continued regular meeting. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to approve the minutes of the January 18, 2018 continued regular meeting as presented. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Weichman and D'Ambrosio voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$69,162.01 and the payment of the directors' fees for the current meeting. Mr. Collins presented the schedule of cash position as of February 7, 2018. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to accept the schedule of cash position as of February 7, 2018 as presented and approve payment of the invoices currently due in the amount of \$69,162.01 and for the payment of the directors' fees for the February 7, 2018 meeting. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Weichman and D'Ambrosio voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Mr. Collins presented a draft of the 2017 audit. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the draft audit and authorize Mr. Collins and Ms. Elkins to finalize it and file it with the State Auditor. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Weichman and D'Ambrosio voted "AYE." The motion was declared PASSED.

The Board then discussed the Schedule of Cash Position and Mr. Christensen asked questions about the yield received by the District on the funds. Mr. Collins advised the Board as to what the requirements were for investing the monies being held by the District for the payment of District expenses. The Board noted the small yield. Director Irish and Roger Christensen will meet with Mr. Collins to investigate what options are open to the District.

Old Business:

Security Coalition/S. Pinery Patrols: Nothing new to report. Director D'Ambrosio will again contact the Coalition for an update. Director D'Ambrosio reminded the Board that she is term limited and another Board member will have to take over her representation of the District with the Coalition.

School District Property: Director Simmons would like to meet with Mary Treton (the landscaper that developed the plan for the improvements to the entryway into the District) to discuss amenities to the school district property. He will work with the school district and Douglas County.

Entryway Beautification: Mr. Gall reported that he will work with Ms. Treton on phase

2 of the entryway, the area from the deer monument east.

New Business:

GESC Permit: Ms. Elkins indicated that she had not yet received the list of maintenance activities for 2018 and she will follow up with Troy Carmann.

2018 Election and Appointment of Election Official: Ms. Elkins indicated that she had received Self-Nomination and Acceptance forms from Director Irish, Director Weichman and from Roger Christensen for the 3 positions open at the next election. Assuming no more are received by March 5, 2018, she will cancel the election.

Trails in Filing 27 and 28: The Board discussed the need to decide about the location of walking trails in Filing 27 and 28 to be sure the information is being provided by the developers to potential homeowners so they are aware of where the District is planning on putting the trails. Directors Simmons and Roger Christensen will walk the area and talk with Dave Perkins about the trails and look at the materials given out by the sales people which will put the prospective buyers on notice of any planned, future walking trails/paths.

Golf Cart Trail: Mr. Black reported that he contacted Daughenbaugh Construction to level the golf cart path and place crusher fines. He indicated that there is a minimal amount of grading.

Meeting on Timbers Creek IGA: Ms. Elkins reported that Barbara Chontoua and Richard Borchardt from Urban Drainage and Brad Robenstein will attend the special meeting to discuss the Re-Stabilization of Timbers Creek on February 21, 2018. Directors Nelsen, Simmons and Wiechman will work on a presentation of photographs for the meeting.

Fox Sparrow Park: Director Irish report that a homeowner would like to see bucket swings at the pocket park. The Board discussed safety and usage of the park and determined that it would be appropriate to investigate the logistics and cost of adding a bucket swing at both pocket parks.

Manager's Report: Kenny Black reported as follows:

- Mr. Black indicated that he is still looking into a tree-spade but the largest his current equipment can handle is 30” which will likely cost about \$13,000. He will continue to look at what is available.
- Mr. Black indicated that he had not heard back from Noel Hoelsken from IREA. He will advise Ms. Elkins if he needs help on that issue.
- The sign at Prairie Lake Trail is in place.
- The landscaping rocks have been placed in the Val Phillips Park and Mr. Black indicates that it looks good though a homeowner voiced some displeasure.
- Houses are going up in Filing 27B.

- The developer is moving dirt and grading in Filing 32.
- Dave Perkins indicates that he has not been paid for the upgraded signage. Mr. Collins will check on the invoice to see if sufficient breakdown has been provided.
- Al Dugas, homeowner, is requesting more rip rap for erosion control in the area behind his home off of Prairie Lake Trail.

Other Business:

IREA Screening of Electrical Box: Director Irish spoke with a homeowner who indicated that landscaping had been placed around the electrical box. Mr. Black will follow up with the homeowner to be sure the planting works for his maintenance of the area.

The Board discussed the spring tour. Weather permitting, the tour will be April 12, 2018. The Board also discussed future board meetings and the regularly scheduled times (first Wednesday of the month) seem to work for most of the directors.

Adjournment:

There being no further business to come before the Board of Directors, the meeting was adjourned at 10:21 AM. The next meeting is scheduled for February 21, 2018 at 8:00 AM at the Water District to meet with Urban Drainage and Douglas County on the Timbers Creek Re-stabilization. The next regular meeting is scheduled for March 7, 2018 at 8:00 AM at the Water District.

Richard R. Nelsen, Secretary

APPROVED:

Ines D'Ambrosio

Charles Simmons, III

Sheldon Irish

Merton Wiechman