

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

April 6, 2016

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, April 6, 2016, 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 8:01 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:

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

Also present were:

Kevin Collins, of Clifton Larson Allen LLP (CLA), accountants for the District
Susan L. Elkins, of Susan L. Elkins, L.C.C., attorney for the District
Kenny Black, Manager of the District
Bob Gall, Homeowner

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 March 2,

2016 regular meeting. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the minutes of the March 2, 2016 regular meeting as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Irish, Simmons and Wiechman voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due for the period ending April 6, 2016 in the amount of \$48,738. Mr. Collins presented and discussed the Financial Statements, disbursement schedule and website usage report. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the financial statement as presented, approve the payment of the invoices for the period ending April 6, 2016 in the amount of \$48,738 and directors' fees for attendance at the April 6, 2016, and the website usage report. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Old Business:

Drainage Facilities Update/GESC Permit: Ms. Elkins reported that she had spoken to Troy Carmann regarding the GESC Permit and that the permit was being reviewed by Mr. Robenstein at the County. Ms. Elkins reported that the permit will cover both the re-stabilization work on Timbers Creek and the pond restoration.

Pond Renovation:

Director Wiechman reported that there are three contractors interested in bidding on the pond renovation. The pond will have to be drained, and then proceed to the concrete work and placement of the liner and finally the sprinkler system and landscaping. The Board discussed the need for complying with the statutory bidding process for the work. The Board has approved Matt Urkoski of CLA to manage the bidding process. There will be a general contractor that will purchase the liner and find a subcontractor to install. Mr. Urkoski will coordinate the drafting of the request for qualifications with the help of Director Wiechman and coordination with Troy Carmann of ICON, District Engineers, Rick Nelsen and Kenny Black. Following discussion and review, Director Nelsen MOVED and Director Simmons SECONDED a motion to follow the bidding process for finding a qualified contractor to manage the pond renovation with Matt Urkoski coordinating the process with input from Directors Wiechman and Nelsen, Kenny Black and Troy Carmann, ICON. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Overlapping Districts: Ms. Elkins reported that there is nothing new to report.

Walking Trails: Directors D'Ambrosio indicated that there was nothing new to report except that there had been some discussion with the developer that a trail connection from the existing path as it joins Pinery Parkway near the existing Timbers sales office could cross the road and extend past the sales office and through filing 27 toward the new Filings 30 & 32.

Update on Security Patrols: Director D'Ambrosio indicated that she will attend the

semi-annual meeting.

Speed Reader/Speeding: Director Irish indicated that the speed readers continue to be rotated and that the HOA is attempting to download the data. Once the County downloads the data it is erased so the HOA will attempt to download the data on location prior to the County removing/resetting the readers. Directors Irish and Nelsen asked if the Board was interested in helping the HOAs coordinate with the County to find ways to slow down the traffic within the District. The Board supports the effort.

HPF Filing 1A Agreement on entry Monuments:

Ms. Elkins said she had drafted a letter for Steve Daniels signature and will revise it per Kenny Black's input.

New Business:

Board Vacancy: Ms. Elkins reported that the Board will have a vacancy at the May meeting. Ms. Elkins will swear in Directors Simmons and Nelsen before the meeting and then the Board will entertain the issue of the vacancy.

Mailboxes: Ms. Elkins reported that she received an email inquiry from Kelly F. Kruegel stating that she wanted to know the time table to address the damage/cosmetic issues related to the mailboxes in HPF at the Lake. Ms. Elkins reported that according to the assessment done by the Board, the mail box clusters in HPF at the Lake are budgeted to be completed in 2016 and the landscaping addressed in 2017. Ms. Elkins is to report the same to Ms. Kruegel.

Development referral for Filings 27 & 32: Susan received (electronically) copies of the latest development plans for Filings 27 & 32 as a referral for the District. It was discussed and agreed that Matt Urkoski would arrange a meeting with Troy Carmann, Rick Nelsen and Kenny Black to go over the plans and compile comments to be returned to the County.

Manager's Report: Kenny Black reported as follows:

- The fountain is now on and running. The wiring issues are resolved at this time.
- HPF Tree and Turf will begin tree spraying as soon as weather permits.
- Fire mitigation is ongoing with spot treatments of brush and debris clearing and thinning.
- Scott Kellogg will do the restablization work on Timbers Creek and will check on the permit.
- He will check on the scheduling of mailbox replacement with Mr. Paige.

Other Business:


Bob Gall spoke with the Board about the deer damage. The Board thought it might be prudent to advise homeowners of the average cost to repair car damage if a deer is hit hoping that will slow down speeders. Bob Gall agreed to check with a body shop on this issue and report to the Board.

Adjournment:


The Board will convene at the maintenance building to begin the tour of the District upon adjournment. The next regular meeting is on May 4, 2016. Mr. Collins is unable to attend on that date. The Board agreed to continue the May 4, 2016 meeting to May 5, 2016 at 8:00 AM at the Water District. There being no further business to come before the Board of Directors, the meeting was adjourned at 10:30 AM.


Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrasio


Charles Simmons, III


Sheldon Irish


Merton Wiechman