

**MINUTES OF THE WORK SESSION/TOUR OF THE DISTRICT
OF THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

May 4, 2017

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, May 4, 2017, at the sales office of the Timbers. This meeting was for a tour of the District. The meeting was called to order by President D'Ambrosio at 9:50 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
Charles Simmons
Sheldon Irish
Mert Wiechman

Also present were:

Kevin Collins, CPA, and Nancy Bach 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, Sandy and Kevin Black, Managers of 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.

The Board members toured the District from 9:50 AM until 4:15 PM. No action was taken.

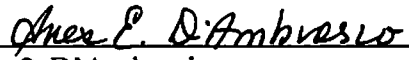
Adjournment:

The next regular meeting is scheduled for June 7, 2017 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 4:15 PM.




Richard R. Nelsen, Secretary

APPROVED:



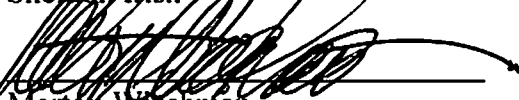
Ines D' Ambrosio



Charles Simmons II



Sheldon Irish



Merton Wiechman

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

May 4, 2017

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, May 4, 2017, 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. This meeting was scheduled for May 3, 2017 but was continued due to inclement weather.

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
Sheldon Irish
Mert Wiechman
Charles Simmons

Also present were:

Kevin Collins and Nancy Bach, 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
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 April 11, 2017 meeting and the May 3, 2017 continued meeting. Following discussion and review, Director Nelsen MOVED and Director Wiechman SECONDED a motion to approve the minutes of the April 11, 2017 and May 3, 2017 meetings as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$47,813.63, check number 1059 in the amount of \$5,595 to JR Sprinklers for mailbox landscaping and checks for the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement as of December 31, 2016, and updated as of May 4, 2017. Following discussion and review, Director D'Ambrosio MOVED and Director Simmons SECONDED a motion to approve the financial statement as presented, invoices currently due in the amount of \$47,813.63, check number 1059 in the amount of \$5,595 to JR Sprinklers for mailbox landscaping and checks for the payment of the directors' fees for the May 4, 2017 meeting. 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:

Security Patrols: Director D'Ambrosio reported that it has been very quiet and there was nothing to report.

IREA Boxes Repair Inventory: Mr. Black reported that it is completed and is sending it to Brooks Kaufman at IREA.

Speed Mitigation: Director Irish reported that he was waiting to hear from Sharon Cunningham, Regional Traffic Engineer at Douglas County as to when Douglas County is prepared to discuss speed mitigation concerns and the study completed by Douglas County and their recommendations.

IREA Easement Update: Ms. Elkins reported that she had received a packet from IREA with the agreement and an offer to pay the District \$780 for the easement. Ms. Elkins was directed to request additional fees to cover the District's costs in reviewing and negotiating with IREA and homeowners regarding the utility box placement and line. Pending resolution of the fee issue and following discussion and review, Director D'Ambrosio MOVED and Director Wiechman SECONDED a motion to approve the agreement. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Beautification Requests: Director Simmons presented the Board with a prototype of the lighting for the pond. The Board directed him to proceed getting a cost proposal.

Timbers Creek Update: Ms. Elkins reported that she had received an IGA and had some questions. She will discuss those with DC and hopefully a meeting will be set up between Douglas County, Urban Drainage and the District.

School District Property: Ms. Elkins reported she had received a Grant of License which she reviewed and found acceptable. Following discussion and review, Director D'Ambrosio MOVED and Director Wiechman SECONDED a motion to approve the Grant of License. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

New Business:

Renewal of Statue Maintenance Contract (Parsons): Ms. Elkins reported that Roger Christensen had spoken with Ms. Parsons regarding the contract. Ms. Parson agreed to keep the cost the same and reduce the maintenance from 4 times a year to 3 times a year. Ms. Elkins reported that she had a bid equal to the Parsons bid from another sculptor. The Board felt that staying with the sculptor that created the statue was a better course of action. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to approve the contract with Ms. Parsons. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Lot Line Adjustment Lot 4, Filing 4 (swimming pool): Ms. Elkins reported that the District had no objection and that was filed with the County.

5310 Pinyon Jay encroachment: Ms. Elkins reported that she had received a call from Douglas County that the homeowner at 5310 had requested a variance because the water feature and fireplace that were built on the property (circa 1999-2000) and encroached upon the open space 21 feet and 6 feet respectively. The Board will look at the property during the Work Study – District tour later today. Director Irish indicated that he would check to see what the Filing 23 A/B HOA ARC had done about the property, if anything.

Letter authorizing K. Black to Register District Vehicles: All District vehicles need a special registration in the name of the District. Ms. Elkin presented a letter authorizing Mr. Black to register District owned vehicles requiring registration. The Board authorized President D'Ambrosio to sign the letter.

Firewise Designation: The Board had been provided a copy of the letter making the District a Firewise community. Einar Jensen will be at the next board meeting to present the designation to the Board.

Quit Claim Deeds – Filing 27: Ms. Elkins informed the Board that the developer of Filing 27 was reconfiguring some lots and is requesting Quit Claim Deeds for various small tracts of land to accommodate that as well as some changes due to utility line and easement changes. Following discussion and review, Director Irish MOVED and Director D'Ambrosio

SECONDED a motion to approve and sign the Quit Claim Deeds for the land exchanges and authorize the signing of the deeds once they are prepared and reviewed. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Manager's Report: Kenny Black reported as follows:


- Mr. Black reported that he would be providing earthen fill material to some IREA boxes to take care of some erosion issues with the permission of IREA.
- Fish are in the pond. The cost to restock the pond exceeded the estimate but was deemed necessary and appropriate.
- The underground boring and trenching of the electrical lines on the south side of S. Pinery Parkway near Parker Rd. is done. There is some clean up still to be completed.
- The electrical crew is coming to power the lights.

Other Business:

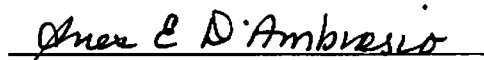
Ms. Elkins and Mr. Black discussed the request by Jeff Kroll from Filing 1A for trees along the Singletree. Mr. Black gave the history of the developer placing the trees and the District providing water to help establish the trees and the fact that most of the trees had died over time. Ms. Elkins was to follow up with Mr. Kroll and ask for a proposal from Filing 1A.


Adjournment:

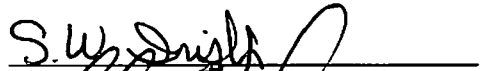
There being no further business to come before the Board of Directors, the meeting was adjourned at 9:20 AM. The Work Session Tour is scheduled for 9:30 AM at the Sales Building immediately after the adjournment of this meeting. The next regular meeting is scheduled for June 7, 2017 at 8:00 AM at the Water District.


Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio


Charles Simmons, III


Sheldon Irish


Merton Wiechman