

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

September 17, 2018

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Monday, September 17, 2018, at the at the Timbers Sales Office, 9055 S Pinery Pkwy, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 3PM.

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 III

Also present were:

Kevin Collins of Clifton Larson Allen LLP (CLA), accountants for the District: Mr. Collins arrived at 3:30PM
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Kenny Black, Manager of the District
Melanie Robins, Homeowner in the District
Bob Gall, Homeowner in the District
Brad Robenstein, Douglas County Engineer
Richard Borchardt, Urban Drainage, PE, CFM
Trent Getsch, Timbers at the Pinery, Realtor

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 August 29, 2018 meeting and the September 5, 2018 continued regular meeting. Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the August 29, 2018 meeting and the September 5, 2018 continued regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, Simmons and Christensen voted "AYE." The motion was declared PASSED.

Payment of Bills:

Ms. Elkins reported that Mr. Collins is running late and that because of the timing of this meeting, Kevin Collins did not have any report and will include the information in his presentation at the next meeting.

Old Business:

Security Coalition/S. Pinery Patrols: Security Coalition/S. Pinery Patrols: Director Irish presented a draft off duty patrol calendar for November and December, which the Board reviewed/approved. He is authorized to move forward. Director Irish reported that Officer Adams of Douglas County Sheriff's office, will open an account for billing once we turn in the November & December patrol calendars.

School District Property: Director Simmons presented the Board with an updated sketch of improvements for the school district property showing the placement of trees and a rough idea of trails across the property and some work out equipment. He spoke with Dan Dertz who indicated that he approves the proposed improvements and indicated that there is a need to update the terms of the Memorandum of Understanding to include these improvements.

The Board noted that Trent Getsch of Timbers at the Pinery was asked to discuss the remaining development in the property. Brad Robenstein, Douglas County Engineer, and Richard Borchardt, Urban Drainage were in attendance to discuss The Timbers Creek Drainage Project. Director Nelsen MOVED and Director Simmons SECONDED a motion to take this issue out of order at 3:30 PM. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, Christensen and Irish voted "AYE."

Trent Getsch gave a report as to the status of development in the Timbers. Both Richmond Homes and Berkeley Homes have purchased several vacant lots in the new Timbers filings. Timbers at the Pinery is also selling lots in the remaining filings.

Timbers Creek Update: Mr. Borchardt reported that he participated in a site visit to look at the damage from the excessive rain and flooding that impacted drainage into and through the Timbers Creek. He indicated that the IGA and the Amendment to the IGA is fully funded in the amount of \$525,000 to conduct the stream study and begin some remediation along the

Creek. Mr. Borchardt indicated that UD has \$295,000 for construction in 2019. He hopes that more funding will be available either through allocation of funds or by a successful passage of increased funding legislation in the November election. Mr. Borchardt requested HPF to allocate funds to help that effort. He agreed to come another meeting in November or December to discuss the results of the study and determine what are the first steps to remediate erosion issues and how to make the most efficient use of the funds that are currently available.

The Board returned to its regular meeting.

Entryway Beautification: Mr. Black will call American Landscaping to see if fall planting can occur.

Timbers Creek Update, including the Flooding: Taken out of order.

Goose Deterrent: Director Wiechman reported that the geese have not been at the pond though no deterrent has been used. The Board and Mr. Black will continue to monitor.

Majestic Oak: The Board discussed the issue of the erosion from the Majestic Oak property owned by the Hiatt. The Master ARC is continuing to work on the issue but it appears that the erosion onto the open space and the County right of way is still an issue. The property may be listed for sale. The Board will discuss the issue with the HOA manager and Master ARC to keep on top of the issue. Mr. Black will check to see if the trees placed by the homeowner are on District property. The Board would like to put the landowner on notice of the damage if it can establish that the erosion is a result of HO activity or lack of mitigation.

New Business:

Sculpture Maintenance Report: Ms. Elkins shared the maintenance report.

Firewise Renewal: Ms. Elkins indicated that the District needs to make a renewal application for the Firewise designation. Director Christensen agreed to follow up with Einar Jensen.

Signs Policy: Ms. Elkins was requested to bring the Board copies of the District Signage policy. The Board reviewed and Director Irish will follow up with Matt Urkoski and Wendi McLaughlin of Clifton Gunderson to get the word out through Next Door and bring attention to the policy as it is already on the Website. A message will also be prepared to be sent to all HOA's for email distribution by individual boards.

Manager's Report: Kenny Black reported as follows:

- Mr. Black reported the golf cart path was resurfaced with recycled asphalt millings.
- Mr. Black reported he will be drilling holes in two detention ponds next week in an attempt to manage ponding water.

- Street milling and asphalt overlay is continuing to be done by Douglas County.
- Mr. Black is building a spare motor for the fountain so the District has a spare.
- There was another leak in the old pipes near the fountain pond that has been repaired.
- Work is continuing to be done on the Fox Sparrow/Pinon Jay detention pond. The pond was drained but the outlet pipe needs to be located and cleared.

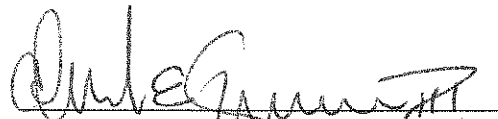
Other Business:

Ms. Elkins indicated that it is time to appoint a budget officer. This will be brought up at the next meeting.

Ms. D'Ambrosio sent a message asking when the dead trees on S. Pinery Parkway will be removed. Mr. Black said that will be done when the temperatures cool.

Adjournment:

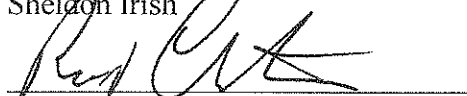
There being no further business to come before the Board of Directors, the meeting was adjourned at 5:25PM. The next meeting is scheduled for October 3, 2018 at 8:00 AM at the Water District.

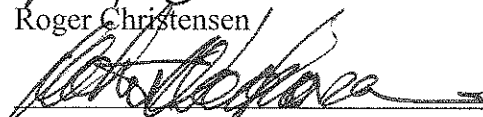

Charles Simmonds, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen


Merton Wiechman