

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

**September 7, 2016**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, September 7, 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 8:03 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  
Charles Simmons  
Sheldon Irish

Also present were:

Matt Urkoski, of Clifton Larson Allen LLP (CLA), accountants for the District  
Susan L. Elkins, of Susan L. Elkins, L.C.C., attorney for the District  
Kevin Black, Assistant Manager of the District  
Roger Christensen, resident of Filing 28  
Dave Perkins, representative for the developer of the new filings

**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:**

There were no minutes to be approved at this meeting.

**Payment of Bills:**

Mr. Urkoski provided a copy of the Financial Statement presented at the July 28, 2016 meeting for reference if necessary.

**New Business:**

**Drainage Facilities Update:**

- **Timbers Creek Restabilization:** Director Nelsen and Mr. Black reported that the work on the restabilization of Timbers Creek near the three weirs had been completed. The contractor, Daughenbaugh had presented a bill for work already completed in the amount of 39,807.00. The contractor advised that some additional stabilization upstream from the weirs should also be done. Since the contractor was still mobilized at the creek, the additional stabilization could be done for an additional \$12,000 (re-mobilization contractor costs are avoided). Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to approve contracting with Daughenbaugh to do the additional work upstream from the work already completed in an amount not to exceed \$12,000. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons, D'Ambrosio and Irish voted "AYE." The motion was declared PASSED.
- Ms. Elkins advised that she had received from the County the bid from Western States Reclamation (the County's preferred contractor) to perform the county required reclamation work at Bayou Gulch Regional Park. The contract is to restore the area disturbed by the Timbers Creek restabilization contractor's equipment in the amount of approximately \$5,212.00. Following discussion and review, Director Irish MOVED and Director Wiechman SECONDED a motion to approve reclamation work proposal from Western States Reclamation, Inc. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons, D'Ambrosio and Irish voted "AYE." The motion was declared PASSED.

**Pond Renovation:** Director Wiechman, Kevin Black and Matt Urkoski discussed the status of the pond renovation work and indicated that everything was on track.

**Overlapping Districts:** Ms. Elkins reported that Matt Dalton advised that the new District would not consider changing the name to something less confusing to homeowners. She reported that all other requests she made were included in the new draft entitled "**PUBLIC IMPROVEMENT AND SERVICES AGREEMENT**". The Agreement is to set forth the agreement between the District and the new district formed to finance infrastructure in the new filings being developed. After the finalization the draft, Ms. Elkins will provide a copy to the Board to consider.



**New Business:**

**Contact the District Summary:** Nothing to report.

**Trees from Timbers:** Dave Perkins advised the Board that the Developer has several trees within the filings being developed that need to be or have been be relocated. The Developer relocated a portion of the available trees to the Majestic Oak entryway, for purposes of enhancing the visual appeal and help with sales. An additional 40 trees were relocated to the District's open space around the Filing 30 detention pond. The relocation was done by High Prairie Tree & Turf at the cost of about \$300 per tree. Mr. Perkins asked the Board to consider reimbursing the Developer for all or part of the relocation costs for the trees around the Filing 30 detention pond.

Mr. Perkins also indicated that the transplanted trees would need to be deep root watered for two years. The cost for High Prairie Tree and Turf to perform the watering is \$15 per tree per month during the months that were dry. The Developer would agree to guarantee the trees for 2 years and if any died within the two year period, the Developer will either replace, if other trees were available for relocation, or remove the dead tree.

Following discussion and review, Director Irish MOVED and Director D'Ambrosio SECONDED a motion for the District to contract with High Prairie Tree and Turf to pay for the watering of the trees relocated onto the District open space and to consider the Developer's request to share in the relocation costs of the 40 trees after considering the 2016/2017 budget.

Mr. Perkins stated there is a possibility of other trees being available in the future. He agreed to provide advanced notice to the Board if that happens, so the Board can consider relocating them to other District open space areas. Upon a roll call vote, Directors Wiechman, Simmons, Nelsen, Irish and D'Ambrosio voted "AYE." The motion was declared PASSED.

Mr. Perkins discussed the irrigation and electricity at the entryway monument at Majestic Oak. He indicated that the developer would pay for the cost of that but if the District wanted to upgrade what the contractor was providing that the District would have to pay for the upgrade. The Board discussed the cost and determined that it would likely not exceed \$3,000. Following discussion and review, Director Irish MOVED and Director D'Ambrosio SECONDED a motion and to pay for any upgrade to the irrigation and electricity at the entryway monument at Majestic Oak for a cost not to exceed \$3,000.

**Manager's Report:**

Kevin described the schedule for the shut-down and draining of the Fountain Pond in preparation for the reconstruction project (see previous minutes for details).

**Other Business:**

**Budget Concerns:** After reviewing the costs of various projects the Board requested that Mr. Collins prepare a brief budget memo that accompanies this year's budget to memorialize the assumptions made at the time of the formulation of that budget so that it can be referred to throughout the year as money is spent and projects are considered. The idea was for Mr. Collins


to group common line items together under a specific approved project title (IE Timbers Creek erosion, Entry Pond, etc.), so the Board can see the project budget, then track actual expenditures against the project budget.

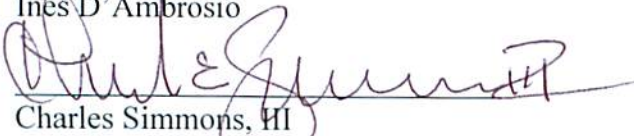
**Adjournment:**

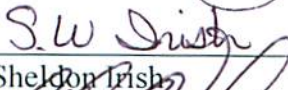
There being no further business to come before the Board of Directors, the meeting was adjourned at 9:30 AM. The next regular meeting is on October 5, 2016 at 8:00 AM at the Water District.

  
Richard R. Nelsen, Secretary

APPROVED:

  
Ines D' Ambrosio

  
Charles Simmons, III

  
Sheldon Irish

  
Merton Wiechman