

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
April 9, 2026**

A regular meeting of the Board of Directors (referred to hereafter as the “Board” and as “Directors”) of the High Prairie Farms Metropolitan District, Douglas County, Colorado (referred to hereafter as the “District”) was convened on March 12, 2026, at 9:00 a.m., at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Richard R. Nelsen
Roger Christensen
Ashleigh Farrell
Steve Van Meter
Ines E. D’Ambrosio

Also, in attendance were:

Nancy Bach, CliftonLarsonAllen LLP (“CLA”), District Accountant
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Brian M. Taylor, of Prescott, Rodriguez, Ostrander, Wallshein & Taylor, P.C., Attorney for the District
Stephanie Ceccato, of Prescott, Rodriguez, Ostrander, Wallshein & Taylor, P.C., Attorney for the District
Matt Miller, Director of Operations of the District
Gin Schulz, High Prairie Farms resident
Bob Gall, Timbers resident and member of HOA Filing 24

The meeting was called to order at 9:02 a.m.

ADMINISTRATIVE MATTERS:

Disclosures of Potential Conflicts of Interest:

None of the Directors stated any conflicts of interest with respect to any items listed on the agenda.

Approval of Minutes:

Each Director acknowledged receipt of a copy of the minutes of the March 12, 2026 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Nelsen SECONDED, a motion to approve the minutes of the March 12, 2026 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

FINANCIAL MATTERS

Payment of Bills and Financial Statement:

Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through April 13, 2026, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. The disbursement schedule was reviewed at the meeting for previous claims in the amount of \$2,600.00, and for interim claim invoices for the period ending April 13, 2026 in the amount of \$47,599.93. Following discussion and review, Director Christensen MOVED, and Director Farrell SECONDED, a motion to accept the Financial Statement and updated Schedule of Cash Position and Statement of Revenues, Expenditures and Change in Net Position as presented, and to approve payment of the past claims of \$2,600.00, and interim claims of \$47,599.93, and for the payment of the Directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Acceptance of 2025 Audit Report:

Director Van Meter and Ms. Bach then reviewed with the Board the 2025 audit report (the "2025 Audit Report"), which report was distributed via email prior to the meeting. Director Van Meter and Ms. Bach entertained questions from certain members of the Board regarding the same. Following discussion and review, Director Van Meter MOVED, and Director Christensen SECONDED, a motion to accept the 2025 Audit Report as provided. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

GENERAL BUSINESS:

Old Business:

Traffic Patrols:

Director Nelsen then gave an update on recent traffic patrol activity in the District, noting that he had not received any new reports of any patrols, and that all amounts owed for prior patrols had been paid by the District.

Pinery 40 Rezoning Application:

Director D'Ambrosio noted that she had not received any recent updates regarding the Pinery 40 development. Mr. Taylor then provided the Directors with versions of District maps and entertained questions from members of the Board regarding the same. The Directors then instructed Mr. Taylor and Mr. Miller to work on updating the illustrative map on the website to reflect the map on file with the State agencies.

Metro District Future Meeting Space and Maintenance Building Project:

Mr. Miller and Director Christensen gave an update on the expansion of the maintenance facility, including among other things noting that they are currently waiting for issuance of the permit by the County before they can proceed with construction. The Directors then engaged in a discussion regarding the same.

Proposed Pinery Water Pipeline Easement:

Mr. Taylor gave an update regarding his discussions with Pinery Water's attorney, and response provided. Mr. Miller gave his opinions on the most recent response, specifically noting the importance ensuring that they agree to replacement of the top soil, irrigation repairs, and drip line replacement. The Directors then engaged in a discussion regarding the same. The Directors asked Mr. Taylor to continue negotiating the Easement Agreement based on the instructions of the Board expressed at the meeting and Mr. Miller's comments, and to report back to the Board at the next meeting of the Board.

Founder's Cemetery:

Mr. Van Meter gave an update on his communications with the Parker Historical Society regarding the Founder's Cemetery fence, noting that they had accepted the District's terms and the parties were in agreement regarding replacement of the fence.

MANAGER'S REPORT:

Mr. Miller noted that a copy of his Manager's Report had been distributed prior to and at the meeting. Mr. Miller gave an update on his discussions with a resident in Filing 3 and a recent letter received by the District regarding their request to maintain storm drains not located within the District. Mr. Miller agreed to follow up with the resident to discuss the matter further. Mr. Miller gave an update on his discussions with the County regarding street signs, noting that did recently provide signs once requested. Mr. Miller and the Directors then engaged in a discussion regarding Mr. Miller's report.

OTHER BUSINESS – PUBLIC COMMENT:

None.

ADJOURNMENT

The meeting was adjourned at 11:05 a.m.

Respectfully submitted,

By _____

Ines E. D'Ambrosio, Secretary