MINUTES OF A REGULAR MEETING OF

THE BOARD OF DIRECTORS OF THE

HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (THE "DISTRICT")

HELD

August 13, 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 August 13, 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
Ines E. D'Ambrosio

Director Steve Van Meter was absent from the meeting.

Also, in attendance were:

Nancy Bach of CliftonLarsonAllen LLP ("CLA"), District Accountant
Stephanie Odewumi of CLA, Public Manager for the District
Brian M. Taylor 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
Jeff Stosic, resident and member of HOA Filing 29B
Cindy Snow, resident and member of HOA Filing 3

The meeting was called to order at 9:11 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 June 11, 2026 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Christensen SECONDED, a motion to approve the minutes of the June 11, 2026 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and D'Ambrosio 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 June 30, 2026, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same, including among other things adjustment of the Pinery Water invoices and costs related to the replacement of the water line at the entryway. The disbursement schedule was reviewed at the meeting for interim claim invoices for the period ending July 31, 2026 in the amount of $130,473.22. Following discussion and review, Director Farrell MOVED, and Director Christensen 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 interim claims of $130,473.22, and for the payment of the Directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

GENERAL BUSINESS:

Old Business:

Filing 3 HOA Easement:

Mr. Miller gave an update on his review of the drainage in the easement area in question related to the request by the Filing 3 HOA for the District to take over maintenance of certain drainage structures located on their (HOA) and private property, including among other things noting the concern with access to certain parts of the easement area and potential conflicts with private property owners. The Directors then engaged in a discussion regarding the same. Following discussion, the Directors instructed Mr. Taylor to proceed with drafting a Memorandum of Understanding that includes, among other things, the District's commitment to maintain drainage, the HOA's commitment to assist with communications with private property owners, and for the parties to cooperate with respect to maintenance of the drainage easement moving forward.

Traffic Patrols:

Director Nelsen then gave an update on recent traffic patrol activity in the District, noting that he had been informed that the County was willing to provide two patrols per month. The Directors then engaged in a discussion regarding the same.

Pinery 40 Rezoning Application:

Director D'Ambrosio noted that she had not received any recent updates regarding the Pinery 40 development.

Metro District Future Meeting Space and Maintenance Building Project:

Mr. Miller gave an update on the expansion of the maintenance facility, including among other things noting that they are currently waiting on the mechanical, electrical and plumbing drawings to be stamped by the engineers (E.V. Studio) for submittal to the County. The Directors then engaged in a discussion regarding the project and the adjusted timeline.

Proposed Pinery Water Pipeline Easement:

Mr. Miller gave an update on the progress of the Pinery Water Pipeline Easement construction work, including among other things that some of the work has been close to trees owned by the District, but that he was not aware of any breach of the current Easement Agreement. The Directors then engaged in a discussion regarding the same.

Entryway Easement:

Mr. Taylor noted that he was still waiting on a draft Easement Agreement for the vacant lot near the entryway regarding a proposed signage easement. The Directors then engaged in a discussion regarding the Xcel Energy easement construction and its impact on the District's open space.

New Business:

9833 Majestic Oak Easement:

Mr. Taylor noted for the Board that a draft Access and Landscape Easement Agreement had been distributed prior to the meeting regarding an easement requested by a home builder (JCR Custom Woodwork, Inc.) at 9833 Majestic Oak Drive. The Directors and Mr. Taylor engaged in a discussion regarding the same. Following discussion and review, Director Farrell MOVED, and Director D'Ambrosio SECONDED, a motion to approve the Access and Landscape Easement Agreement as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED. Mr. Taylor asked Mr. Miller to present the approved Easement to the home builder for review and acceptance.

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 then presented his report. Mr. Miller noted, among other things, details regarding the water line project at the entryway, certain tree removals in the District, replacement of a damaged light pole, rust problems with the gas tank including the approximate cost of $3,000 to replace the same, dead trees at Majestic Oak Park, and the approximate cost of $1,500 to replace the trees, and three trees on District property in Filing 32 that have beetle kill and are leaning towards a house, and the approximate cost of $5,400 to remove the trees. The Directors then engaged in a discussion regarding such matters.

Mr. Miller then presented plans for repairs and improvements of the rock wall and signage area located in the Timbers and identified in his report, including without limitation plans for installing vegetation. Mr. Miller requested approval of up to $18,000 for such repairs and improvements. Following discussion and review, Director Christensen MOVED, and Director Farrell SECONDED, a motion to approve up to $18,000 for repairs and improvements as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and D’Ambrosio voted "AYE.” The motion was declared PASSED.

ADJOURNMENT

The meeting was adjourned at 11:33 a.m.

Respectfully submitted,

By ______________________________

Ines E. D’Ambrosio, Secretary