

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

November 14, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, November 14, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

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

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA) , District Accountant
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Stephen L. Brown of Hamre, Rodriguez, Ostrander & Prescott, P.C., Attorney for the District
Matt Miller, Director of Operations of the District
Bob Gall, Timbers resident and member of HOA Filing 24
Gin Schulz, High Prairie Farms Resident

The meeting was called to order at 9:05 a.m.

Disclosure of Potential Conflicts of Interest:

None of the Directors voiced 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 October 10, 2024 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Van Meter SECONDED, a motion to approve the minutes of the October 10, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter and Farrell voted "AYE". The motion was declared PASSED.

Payment of Bills and Financial Statement: Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through the end of September, 2024,

and reviewed the payments of claims on the disbursement schedules for the month of September, 2024, 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 reviewed at the meeting for invoices paid through October 31, 2024, in the amount of \$41,988.02 (the "October Claims"). 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 October claims of \$41,988.02, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED.

Passing Budget for Year 2025, and Budget Resolutions: Ms. Bach reviewed the full budget prepared for the Board and answered questions posed. It was discussed that the mill levy is currently 12 mills, as set by the Metro District based on Douglas County's assessed valuation of properties in the District, which assessment occurs every two years. The Public Hearing portion of the meeting was called to order at 9:19 am, upon motion made by Director Nelsen and SECONDED by Director D'Ambrosio. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED. Two members of the public were present, Bob Gall and Gin Schulz. The Board discussed the budget and entertained questions. The Board discussed increasing the budget for the Land Manager by \$5,000 in part, to cover increased health care insurance costs as well as maintenance costs associated with ongoing building in the latest filings. At 10:42 am, Director Farrell MOVED to close the public hearing SECONDED by Director Van Meter. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED. The three Budget Resolutions were reviewed. Following discussion and review, Director Van Meter MOVED and Director Christensen SECONDED a motion to accept the Budget, and to approve the following three Resolutions: Resolution to Adopt Budget, Resolution to Set Mill Levies (pending Assessment to be provided in December), and Resolution to Appropriate Sums of Money. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Old Business:

Flock Safety Crime Prevention: Ms. Odewumi discussed certain crime statistics that she researched in the area. She specifically mentioned the communitycrimemap.com website for looking up crime statistics for a certain area. The Board generally felt that crime levels in the District have not reached the level where spending money on the Flock Safety system was warranted at this time, but the Board wants to keep its antenna up for crime issues and possible future implementation of the Flock Safety system. The Board opted to keep this matter on the agenda each month in order to ensure that the Board addresses crime issues as they arise.

Traffic Patrols: Director Nelsen stated that he had nothing new to report.

Pinery 40 Rezoning Application: Director Nelsen stated that the developer has again postponed public meetings on this application. According to nearby homeowners, a community meeting is planned by the developer for, November 21, at Sagewood Middle School. The mailing was apparently only sent to local homeowners. The DCBOC meeting is now scheduled for December 10th.

Metro District Future Meeting Space and Maintenance Building Project: Mr. Miller explained that the Farnsworth Group submitted the location and extend request to Douglas County Planning. The County sent notices to all abutting property owners, there is now a 14-day referral period in effect, and a hearing before the Douglas County Planning Commission is scheduled for December 2, 2024, at 6:00 p.m.

Entryway Signage on Fox Sparrow: Mr. Miller stated that building materials for the sign have been ordered and that construction would commence soon. There was discussion on how the HOA in this area (Timbers 23) has been notified of the project, but has not commented on this project, after having been requested to do so.

New Business:

Adoption of Resolution Establishing 2025 Meeting Dates: Mr. Brown presented the Resolution Establishing 2025 Meeting Dates, which meetings are to occur on the second Tuesday of every month, and the location of the meetings at 9140 Windhaven Drive, Parker, CO 80134. Following discussion, Director D'Ambrosio MOVED and Director Farrell SECONDED a motion to approve the Resolution Establishing 2025 Meeting Dates. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

CLA SOWs (Statement of Work): Ms. Odewumi stated that the Statements of Work need to be reviewed and approved. She presented the Statements of Work for Preparation Statements of Work (Accounting), Payroll (paying the Board), and Public Management Services. Following discussion, Director Van Meter MOVED and Director Farrell SECONDED a motion to approve the three Statements of Work from CLA. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Insurance Renewals/Workers Comp Renewal/SDA Membership: Ms. Odewumi discussed the District's insurance coverage, the Worker's Comp coverages, and discussed the SDA Membership renewal. Following discussion, Director Nelsen MOVED and Director Farrell SECONDED a motion to renew insurance coverages, worker's compensation coverage, and to renew SDA Membership. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Policy Regarding Public’s Submitting of Information: Ms. Odewumi suggested that the Board set a policy to be reflected in these minutes, that members of the public wishing to attend meetings and who wish to provide the Board with materials, should be requested to submit their materials electronically to the Board 24 hours (minimum) in advance of the meeting. Without a formal motion, the Board agreed with this recommendation.

Self Storage and RV Storage Application (SP2024-085): Mr. Brown presented application information about a site plan application for the area south of South Pinery Parkway and East of State Highway 83 (Parker Rd.) for a self storage facility and RV storage facility. The plan also indicates future retail pads. It was explained that this site plan is for “use by right” uses that do not require public hearings due to the existing zoning. One concern expressed, was the District’s learning that it did not own the land under its existing monument sign, landscaping and fencing to the south of South Pinery Parkway at the entrance to the Timbers. There was much discussion about the need to obtain a deed or a landscaping easement for the entryway features, street lighting, and landscaping. It was noted that the original PD Plans for this area show open space in the area of the entryway sign and landscaping. Chain of title research will be performed in order to determine how this open space tract never got created. The District intends on submitting a referral response letter by the November 19th deadline.

Manager’s Report: Mr. Miller reviewed his report with the Board. He discussed the recent unexpected snow storm of 30” and the difficulties that presented.

Other Issues and Homeowner Comments:

None

Adjournment: The meeting was adjourned at 11:18 a.m.

Ines E. D’Ambrosio, Secretary