

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)**

HELD

September 10, 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 September 10, 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
Steve Van Meter

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
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 August 13, 2026 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Christensen SECONDED, a motion to approve the minutes of the August 13, 2026 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, Van Meter, 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 July 31, 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 questions regarding certain line item expenses in the financials. The Directors then engaged in a discussion with Mrs. Odewumi regarding, among other things, the reserve balance and budgeting considerations for next year. The disbursement schedule was reviewed at the meeting for interim claim invoices for the period ending July 31, 2026 in the amount of \$47,565.87. Following discussion and review, Director Van Meter 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 interim claims of \$47,565.87, and for the payment of the Directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, Van Meter, and D'Ambrosio voted "AYE." The motion was declared PASSED.

GENERAL BUSINESS:

New Business:

CORE Easement Request:

Mr. Taylor and Mr. Miller noted for the Board that draft Utility Underground Access Easements from CORE Electric Cooperative had been distributed for review prior to the meeting. Mr. Miller noted that CORE's conduct at its current easement sites in the District was not acceptable, including without limitation their failure to adequately protect the property. The Directors then engaged in a discussion regarding the same. Following the discussion, The Directors asked Mr. Taylor and Mr. Miller to negotiate changes to the easement in order to provide a warranty on reclamation and to get assurances regarding resolution of the current easement issues.

Old Business:

Filing 3 HOA Easement:

Mr. Taylor noted for the Board that draft Memorandum of Understanding related to the Filing 3 HOA drainage maintenance had been distributed for review prior to the meeting. The Directors then engaged in a discussion regarding the same, and suggested certain changes to the MOU. Following discussion and review, Director Farrell MOVED, and Director Christensen SECONDED, a motion to approve the Memorandum of Understanding with the Filing 3 HOA, subject to inclusion of the changes suggested at the meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, Van Meter, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Traffic Patrols:

Director Nelsen noted that there were no updates with respect to traffic patrols in the District.

Pinery 40 Rezoning Application:

The Directors discussed that many people had heard that the preliminary design for the Pinery 40 project included moving the entry road to a location that would create additional traffic for residents near the development. Since no formal plans had been presented, the Board agreed to continue to monitor the project and discuss the plans when they are presented.

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 the engineering plans had been completed, and the permit had been submitted. Mr. Miller further noted that he and Director Christensen had a productive meeting with the contractor. The Directors discussed the delay in the project and the adjusted timeline based on the delay.

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 multiple trees had been damaged and the requirements of the easement were not being met by Pinery Water. The Directors engaged in a discussion with Mr. Miller, reiterating their frustration with Pinery Water's failure to comply with the terms of the easement. Mr. Miller agreed to walk the easement with the representative from Pinery Water and report back to the Board regarding their plans to comply with the requirements of the Easement.

Entryway Easement:

Mr. Taylor noted that he had not received any further communication from the developers of the parcel near the entryway regarding the proposed entryway easement. The Directors engaged in a discussion regarding the same. The Directors asked Mr. Taylor to follow up with the developers to see if they are willing to address the signage easement.

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, additional work that was required for the water line replacement near the entryway and pond. Mr. Miller and the Directors then engaged in a discussion regarding his report.

ADJOURNMENT

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

Respectfully submitted,

By _____

Ines E. D'Ambrosio, Secretary