MINUTES OF A REGULAR MEETING OF

THE BOARD OF DIRECTORS OF THE

HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (THE "DISTRICT")

HELD

January 8, 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 January 8, 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 was absent and did not participate at the meeting.

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 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 9:02 a.m.

ADMINISTRATIVE MATTERS:

Disclosures 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 November 13, 2025 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Nelsen SECONDED, a motion to approve the minutes of the November 13, 2025 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and Van Meter voted "AYE."

FINANCIAL MATTERS

Payment of Bills and Financial Statement:

Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through December 31, 2025, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. The Directors engaged in a discussion regarding, among other things, certain expenses and claims presented at the meeting. The disbursement schedule was reviewed at the meeting for previous claims in the amount of $84,675.82, and for interim claim invoices for the period ending January 5, 2026 in the amount of $192,963.62. Following discussion and review, Director Christensen MOVED, and Director Van Meter 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 $84,675.82 and interim claims of $192,963.62, and for the payment of the Directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and Van Meter voted "AYE."

GENERAL BUSINESS:

Old Business:

Traffic Patrols:

Director Nelsen then gave an update on recent traffic patrol activity in the District, noting that there had been December patrols, but that no report had been provided. Director Nelsen then noted that the Filing 23 HOA has notified the District that it will not be continuing to contribute funds to the patrols as it has in the past. The Directors engaged in a discussion regarding the same. Following discussion, Director Christensen MOVED, and Director Van Meter SECONDED, a motion to continue the patrols at the District's expense and to continue to monitor the effectiveness of such patrols. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and Van Meter voted "AYE."

Pinery 40 Rezoning Application:

Director Nelsen gave an update on developments with the Pinery 40 rezoning application and development, noting that no new updates were available following the recent approval by the County Commissioners.

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 the Construction Contract with the Contractor had been signed in December. Mr. Miller noted that the surveyor was in engaged and would be performing a site visit shortly.

The members of the Board then engaged in a discussion regarding, among other things, the potential timeline for completion of the facility.

New Business:

Pinery PD Amendment – Rezone of School Properties:

Director Nelsen and Mr. Taylor gave an update on a recent County submittal for rezoning of certain Douglas County School District parcels. Mr. Taylor noted that information regarding the application had been distributed prior to the meeting. The Directors then engaged in a discussion regarding, among other things, the proposed rezoning and potential uses of such parcels.

Update on Recent Filings:

Ms. Odewumi confirmed that the following matters were, or will be, timely filed by CLA: Annual District Letter and Map filing with DLG, Annual Filing of Transparency Notice to Electors, filing of the Annual Budget with DLG.

District E-Bike Policy:

Director Nelsen then gave an update on recent changes to the laws regarding e-bikes, and its potential applicability to the District. The Directors then engaged in a discussion regarding the same. The Directors where in agreement to continue to monitor the situation and to consider educational efforts regarding safe and legal e-bike usage on District roads, paths, and trails.

Easement Proposal:

Mr. Miller then presented a request from a developer for a driveway easement pertaining to a lot located within the District. The Directors engaged in a discussion regarding the same. The Directors asked Mr. Miller to request that the developer provide a survey for the requested easement, and agree to reimburse the District's legal fees related to the 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 explained the need for rock wall improvements, and presented an estimate for approximately $33,000. The Directors then engaged in discussion regarding the same. The Directors were in agreement on moving forward with such expense, and noted that no approval was needed since the expense was already approved as part of the 2026 budget. Mr. Miller then explained the need for tree trimming at the small park at Fox Sparrow, and presented an estimate for approximately $625. The Directors then engaged in discussion regarding the same. The Directors were in agreement on moving forward with such expense, and noted that no approval was needed since the expense was already approved as part of the 2026 budget. Mr. Miller continued with his report, and answered questions from the Directors regarding the same.

OTHER BUSINESS – PUBLIC COMMENT:

Mrs. Schulz noted that her HOA was interested in an update from the District, and asked Director Farrell to provide an update at their upcoming meeting.

ADJOURNMENT

The meeting was adjourned at 11:32 a.m.

Respectfully submitted,

By ________________________________

Ines E. D'Ambrosio, Secretary