

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

HELD

May 14, 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 May 14, 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:

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
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 9:02 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 April 9, 2026 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Van Meter SECONDED, a motion to approve the minutes of the April 9, 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. Odewumi reviewed with the Board the Financial Statement and Schedule of Cash Position updated through April 30, 2026, which documents were distributed via email prior to the meeting. Ms. Odewumi entertained questions from certain members of the Board regarding the same. The disbursement schedule was reviewed at the meeting for interim claim invoices for the period ending May 15, 2026 in the amount of \$50,412.55. 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 \$50,412.55, 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.

OTHER BUSINESS – PUBLIC COMMENT:

Cindy Snow, board member of the Filing 3 HOA, gave an update on a previous request by their HOA for the District to take over maintenance of certain drainage structures located on their (HOA) and private property. Mr. Miller provided additional information regarding the drainage structures at issue, noting that minimal maintenance is expected on these structures. Director D'Ambrosio provided information regarding the historical background of the District's treatment of these types of structures and situations. Ms. Snow agreed to follow up by providing the easements held by HOA with respect to these structures for review by the District in consideration of a future easement for the District to maintain these structures.

Jeff Stosic, President of the Filing 29B HOA, presented a request to the Board to install an information board on District property within his HOA. Members of the Board then engaged in a discussion regarding the same, including without limitation the potential maintenance and other issues that may arise. Mr. Stosic agreed that the HOA would be responsible for keeping the information board in good condition and repair. The Board agreed that legal counsel for the District would prepare a concise agreement with terms and conditions acceptable to the Board regarding a proposed information board.

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.

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 for issuance of the permit by the County before they can proceed with construction, and that currently the application was under review by South Metro Fire. The Directors then engaged in a discussion regarding the same.

Proposed Pinery Water Pipeline Easement:

Mr. Taylor noted that a final proposed version of the Pinery Water Pipeline Easement had been circulated for review prior to the meeting. Mr. Taylor answered questions from certain members of the Board regarding the same. Following discussion and review, Director Farrell MOVED, and Director D'Ambrosio SECONDED, a motion to approve the Pinery Water Pipeline Easement in the form distributed prior to the meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Entryway Easement:

Mr. Taylor gave an update on his attempts to communicate with the developers of the vacant lot near the entryway regarding a proposed signage easement. Mr. Miller noted that there had been soil test boring taking place on the property. The Directors then engaged in a discussion regarding the same.

New Business:

Watering Restrictions:

Director Nelsen and Mr. Miller then gave an update on watering restrictions affecting the District due to the current drought, including noting that the District is being asked to reduce watering by fifty percent. Ms. Schulz informed the Board on her observations from attending the Denver Southeast Suburban Water and Sanitation District d/b/a Pinery Water and Wastewater District monthly board meeting, and entertained questions from members of the Board regarding the same. The Board then engaged in a discussion regarding, among other things, what areas of the District to focus watering efforts on, whether the District should plant the flowers that were preordered, and the general impact of the drought on the vegetation and landscaping in the District. Upon discussion, the Board was in agreement that they would continue complying with all water restrictions, and that they would plant flowers only in the main entryway and instructed Mr. Miller to hand water those flowers as permitted by the current restrictions. Mr. Miller also noted that the water district has

communicated that they may ask the District to turn off the fountain in its pond on windy days in order to preserve water.

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 that there is currently a water leak in the water line at the entryway which is losing 1 gallon of water per minute, and that he has determined that it would be very difficult to replace the line. Mr. Miller proposed installing a new tap and line, given the age and issues with the current line. The members of the Board then engaged in a discussion regarding the same. Following discussion and review, Director Nelsen MOVED, and Director Van Meter SECONDED, a motion to approve up to \$60,000.00 for installation of a new tap and line at the problem area near the entryway. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Mr. Miller then noted that the Timbers entryway monument is in disrepair and needs replacement. The members of the Board then engaged in a discussion regarding the same. Following discussion and review, Director Van Meter MOVED, and Director Farrell SECONDED, a motion to approve up to \$21,000.00 to upgrade and refurbish the Timbers entryway sign and rock wall. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

ADJOURNMENT

The meeting was adjourned at 11:42 a.m.

Respectfully submitted,

By _____

Ines E. D'Ambrosio, Secretary