MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (THE "DISTRICT")
HELD

February 12, 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 February 12, 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 (via Teams)
Roger Christensen
Ashleigh Farrell
Steve Van Meter
Ines E. D'Ambrosio

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
Richard Krulish, Pinery Water & Wastewater District, Engineering Project Manager
Heather Beasley, Pinery Water & Wastewater District, District Manager

The meeting was called to order at 9:00 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 January 8, 2026 regular meeting. Following discussion and review, Director Van Meter MOVED, and Director Farrell 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, D'Ambrosio, 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 January 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. The disbursement schedule was reviewed at the meeting for previous claims in the amount of $2,258.63, and for interim claim invoices for the period ending January 5, 2026 in the amount of $37,216.28. Ms. Bach then reviewed 2025 draft audit report, and noted that the final audit report would be presented at the March meeting. 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 $2,258.63 and interim claims of $37,216.28, 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."

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 January patrols, but that no report had been provided.

Pinery 40 Rezoning Application:

The Directors noted that they were not aware of any new developments with respect to the Pinery 40 rezoning application and development, and instructed District legal counsel to research next steps with respect to the development.

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 space plan had been submitted to the county, and that they were waiting on County review of the plan in order to move forward with the next step in the project. The Directors then engaged in a discussion regarding the same.

Easement Proposal:

Mr. Miller then noted that he had requested a survey from the developer requesting a driveway easement pertaining to a lot located within the District, and that no additional developments had occurred since the last meeting of the Board.

New Business:

Proposed Pinery Water Pipeline Easement:

Mr. Krulish and Mrs. Beasley gave an overview of the purpose of the proposed Pinery Water pipeline easement, noting, among other things, that the need is required in order to provide redundancy for the Pinery Water system and was identified in a survey of the effectiveness of their system. Mr. Krulish noted that the easement would require a 3-4-foot trench, and that due to certain slopes along the path of the easement, a 40-foot wide easement was being requested. Mr. Krulish and Mrs. Beasley then entertained questions from certain of the Directors, including among other things why the easement had not been requested earlier in the process and was now being presented to the Board with urgency, whether Pinery Water had contemplated compensation for the easement as had been provided previously to the District with respect to similar easements from other agencies, and whether Pinery Water was willing to work with Miller Land Management to address the concerns regarding the impact on the trees located on the property. Mr. Krulish, Mrs. Beasley, and the Directors then engaged in a lengthy discussion regarding the same, with an emphasis being placed on addressing the Director's concerns regarding mitigating damage to the trees and landscape of the property. The Directors thanked Mr. Krulish and Mrs. Beasley for their time, and noted that a response from the Board would be provided following the meeting. Mr. Krulish and Mrs. Beasley were then excused from the meeting.

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 that the Parker Historical Society has stated that the District owns the land on which the fence around Founder's Cemetery sits, and should therefore be responsible for its repair and/or replacement. The Directors then engaged in discussion regarding the same. Mr. Miller and the Directors then engaged in a discussion regarding Mr. Miller's report.

OTHER BUSINESS – PUBLIC COMMENT:

Mr. Gall noted that the Filing 24 HOA would be considering contributing financially to the patrols.

EXECUTIVE SESSION:

At 11:05a.m Director Farrell MOVED, and Director D'Ambrosio SECONDED, a motion to move into executive session for the following purposes and as allowed by the cited statutes:

Conference with an attorney for legal advice, except the presence of the attorney alone does not meet this requirement, 24-6-402(4)(b);

Determining positions and development strategy for negotiations and instructing negotiators, 24-6-402(4)(e);

Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE."

The Board also invited Mr. Miller to participate in the executive session due to his knowledge of the situation to be discussed.

Upon a roll call vote, all of the Directors approved moving out of executive session at 11:47a.m.

ADJOURNMENT

The meeting was adjourned at 11:48 a.m.

Respectfully submitted,

By ________________________________

Ines E. D'Ambrosio, Secretary