

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

January 13, 2020

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Monday, January 13, 2020, at the Pradera Fire Station, 6120 Bridle Path Lane, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 8:03 AM.

The purpose of the meeting was stated to be consideration of any and all business that may come before the Board of Directors. Notice of the meeting was duly posted as required by law.

The following Directors were present:

Richard R. Nelsen
Sheldon Irish
Roger Christensen
Mert Wiechman
Charles E. Simmons III

Also present were:

Kevin Collins and Kim Herman of Clifton Larson Allen LLP (CLA), accountants for the District
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Matt Miller, Manager of the District
Kenny Black, Consultant to the District
Bob Gall and Melanie Robins, Homeowners in the District
Noelle Hoelsken and Dean Stange of Stanley Consultants, Consultants for IREA

Disclosure of Potential Conflicts of Interest:

Each Director present has signed a disclosure statement which has been duly filed as required by statute. Since all Directors have conflicting interests, it was noted that participation by all Directors is necessary to obtain a quorum and enable the body to act.

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the December 4, 2019 regular meeting. Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the December 4, 2019, regular meeting as presented. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Wiechman and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Mr. Collins reviewed the Schedule of Cash Position updated as of January 9, 2020 with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$82,996.08 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Nelsen MOVED and Director Wiechman SECONDED a motion to accept updated schedule of cash position as of January 9, 2020 as presented and approve payment of the invoices currently due in the amount of \$82,996.08 and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman, Irish and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedules are attached to these minutes.

It was noted that Noelle Hoelsken and Dean Stange of Stanley Consultants, contractors for IREA were present and it was determined to take those matters out of order. Mr. Gall asked to speak to the Board out of order regarding trash removal as he needs to leave the meeting early. Director Irish MOVED and Director Nelsen SECONDED a motion to take these matters out of order at 8:12 AM. Upon a roll call vote, Directors Nelsen, Simmons, Christensen, Wiechman and Irish voted "AYE".

IREA -ELD506 Pinery Main Feed - Underground Electric Installation:

Ms. Hoelsken and Dean Stange indicated that IREA is requesting approval of 15-foot-wide easement to accommodate installation and future maintenance of the new facilities for a total easement area of 0.954 acres. The information on the easement is more fully described in a letter from IREA to the District. Following discussion and review, Director Nelsen MOVED, and Director Wiechman SECONDED a motion to approve the Easement as presented and authorized President Nelsen and Secretary Simmons to sign the Easement. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Wiechman and Christensen voted "AYE". The motion was declared PASSED. Ms. Hoelsken indicated that IREA anticipates beginning work in March of 2020. Adjacent homeowners will be given notice of the project. She will also give notice to the District of the Pre-Construction Meeting. Not trees will be removed. She will provide the District with copy of the letter to be sent out to the homeowners.

Mr. Gall asked to address the Board about the concerns of homeowners regarding trash removal within the District. Mr. Nelsen prefaced the comments by indicating that the Board has

not been involved in providing trash removal within the District. That has been done by the various homeowners associations within the District. Mr. Gall reported that most of the HOAs use HaulAway for trash removal. Homeowners are upset with the quality of the service and HaulAway is aware of the concerns and hopes to remedy the situation. HOA Presidents will be meeting to discuss the issue. The Board thanked Mr. Gall for bringing the issue to the Board.

The Board returned to the regular agenda at 8:55 AM.

Old Business:

Timbers Creek Update: Director Nelsen gave the Board an update on the progress of this project thus far. He indicated that the 404 Permits was issued. He and Matt Miller met with the contractor regarding tree relocation but the ground is too frozen to allow relocation at this time. There will continue to be weekly meetings at 10 AM on Wednesdays at Songbird. He mentioned that a 4-6-inch pipe was uncovered that is draining water into the construction site. As of yet no one knows its origin and the contractors will have to address the water flow. Director Nelsen will keep the Board informed. The next inspection by the County (Jake Muller) is 1/20/2020. The Board was presented with an amendment to the IGA. Following discussion and review, Director Irish MOVED, and Director Christensen SECONDED a motion to approve Amendment to the IGA as presented and authorized President Nelsen and Secretary Simmons to sign the Amendment. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Wiechman and Christensen voted "AYE".

District Off Duty Patrol Update: Director Irish indicated that there had been no patrols as the Sheriff's Department had no off-duty officers who have volunteered to do the extra patrols.

Update to the District Map: Ms. Herman said that she was in the process of finalizing proposals and will present them at the February meeting.

Status of Singletree Fence/Tree Damage: Mr. Miller indicated that an insurance claim has been submitted and he will keep the Board apprised of the status of the claim that included funds to replacement the mature tree that was knocked down.

Status of Fox Sparrow South Entrance Damage: Mr. Miller reported that the wall has been repaired. This item will be removed from the agenda.

Speed Radar Sign Theft: Director Nelsen reported that he and the County are working with rotating one sign. One of the signs is owned by the HOA and Director Irish reminded the Board that the Filing 23 HOA will need to agree with the District using the remaining sign to rotate in all current locations including along S. Pinery Parkway. At this time, no new sign has been ordered.

Entryway Rock Wall Improvement: Mr. Miller presented proposals for the work to be done. The Board reviewed the proposals and agreed to attempt to match other walls in the District. The bid did not include traffic control and Mr. Miller indicated that it may not be needed because of the walls are further in from the intersection. He will attempt to get a bid from Oscar as well.

New Business:

Contact the District & Website Usage: Ms. Herman indicated the website visits included 2 contacts, 61 sessions and 127-page views. She was directed to continue posting notice of upcoming meetings on Next Door a week in advance.

IREA -ELD506 Pinery Main Feed - Underground Electric Installation: Taken out of order.

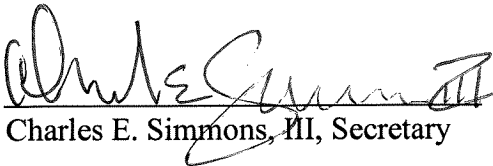
Filing * Request for Entryway Landscaping Improvements: Director Nelsen will speak to the HOA requesting the improvement to share with them the financial contribution that the District had with Filings 26/27 that include proposals, drawing and request for cost sharing.

Manager's Report:

- Mr. Miller reported that there is trash and dirt pile in the open space in Filing 24B-24B. He attempted to talk with the homeowner and the door was closed in his face. Nothing has been cleaned up. The Board recommended that Mr. Miller seek the aid of Jake Muller from the County. Mr. Miller will attempt to talk with the homeowner one more time first and if that doesn't resolve the issue, he will contact DC Sheriff and filing a complaint pursuant to the District policy on reporting damage to the open space.
- A dog station was added at Fox Sparrow and another will be added when the ground thaws.
- Dead wooding trees along the parkway will move forward.
- Mr. Miller is continuing winter watering.
- Filing 29B open space has been used by the developer for removed dirt and tree stumps. It is more than projected. Mr. Miller will talk with the developer to get a better idea of show much more is anticipated. Mr. Miller said the County is aware of the situation and has no objection.


Other Business: None

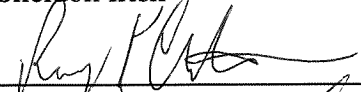
Adjournment: There being no further business to come before the Board of Directors, the meeting was adjourned at 10:21 AM. The next meeting is scheduled for February 5, 2020. at the Pradera Fire Station.

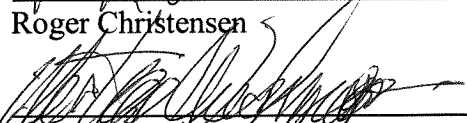

Charles E. Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen


Merton Wiechman