

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

January 18, 2024

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, January 18, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen
Roger Chrestensen
Ashleigh Farrell
Steve Van Meter
Ines E. D'Ambrosio

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Matt Miller, Grounds Land Manager of the District
Stephen L. Brown of Brown & Taylor, P.C., Attorney for the District
Bob Gall, Timbers resident and member of HOA Filing 24

The meeting was called to order at 9:04 a.m.

Disclosure 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 December 14, 2023, regular meeting. Following discussion and review, Director Van Meter MOVED, and Director Farrell SECONDED, a motion to approve the minutes of the December 14, 2023 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED.

Payment of Bills and Financial Statement: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position updated as of December end, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices paid for November in the amount \$43,446.51, the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director D'Ambrosio 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 invoices currently due in the amount of \$43,446.51, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Director Christensen then stated that he would like for the Board to increase the working capital figure in the budget from the current \$53,300 to \$175,000, which represents about one-fourth of expenditures. It was the consensus of the Board that this change be made.

Old Business:

Final Assessed Valuation and Mill Levy Certification: Ms. Bach stated that Douglas County's Certification of Tax Levies came to a gross assessed valuation of District property at \$85,465,100. At a levy of 12 mills, this results in 2024 revenues in the amount of \$1,025,581 for the District.

Traffic Patrols: Director Nelsen stated that there is nothing new to report. The Board again discussed Director Christensen's question of whether the patrols are effective and worth the work and expense. The Board decided to invite a representative from the Sheriff's office to address the Board on this topic, if possible. Director Nelsen will ask Sheldon Irish if he could arrange such a visit.

Pinery 40 Rezoning Application: Mr. Nelsen stated that there have been no changes in this application.

9511 E. Democrat Rezoning Application: Director Van Meter explained the Zoom meeting that he had on January 12, 2024, with the developer (John Greany), Manhard Engineering, and a representative from Affinity Homes. The purpose of the meeting was to discuss the pros and cons of using Metro District infrastructure and possibly joining the Metro District. The developer would like to schedule a follow up meeting in 30-45 days. The Board formed a subcommittee to discuss this further with the developer and the County, which members selected were Steve Van Meter, Matt Miller and Ashleigh Farrell.

Metro District Future Meeting Space and Maintenance Building Expansion: Mr. Miller passed out an initial draft of options for expanding the maintenance building and

providing a meeting space for the Board. Two options were presented, one being an expansion of the existing building by 40'x50', and the second being to build a separate stand-alone building on the same site next to the existing maintenance building. The Board decided to focus on these two options and no longer consider options with respect to using the Timbers Sales Center. Mr. Miller will revise his sketch plan, work with Douglas County Planning to determine land use requirements for both options, and further investigate costs of the project. With respect to the Timbers Sales Center, Director Christensen is in the process of obtaining a certificate of liability insurance from Timbers Development Group, Inc. having the Metro District as a named insured.

Elizabeth Street Homeowner Drainage Problem: Mr. Miller explained that this matter is currently between the developer, the County and the affected homeowners. On behalf of the District, he does plan to perform seed injection in the spring.

Entryway on Fox Sparrow: Mr. Miller will obtain bids for a rock wall and entryway feature. It was decided that this entry feature must be designed and constructed without vegetation that would require ongoing watering, since there is not water at this location.

Bingham Lake: Mr. Brown stated that he has heard nothing new on this matter.

New Business:

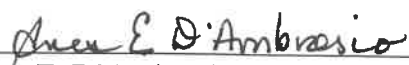
Audit Letter: Mr. Brown presented the Board with his audit letter response. Ms. Bach stated that the auditor may request that this response be redone due to the timing of the audit.

Parcel at N. Pinery Parkway and Thunderbird: Mr. Miller stated that he has received two calls from the County regarding homeowner complaints with respect to the dead trees and vegetation on the property that need to be cleaned up. The Board discussed the cost of cleaning up the vegetation, and whether or not the Pinery HOA might be interested in owning the parcel.

Manager's Report: Mr. Miller explained his need to replace a gator with V-plow for \$35,082.83. Following discussion and review, Director D'Ambrosio MOVED and Director Van Meter SECONDED a motion to have Mr. Miller purchase on behalf of the District a gator with V-plow for \$35,082.83. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Other Issues and Homeowner Comments: There were none.

Adjournment: The meeting was adjourned at 11:30 p.m.

 4/11/2024
Ines E. D'Ambrosio, Secretary