

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

January 6, 2022

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, January 6, 2022, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. The meeting was called to order by President, Richard Nelsen at 9:09 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
Roger Christensen
Ines E. D'Ambrosio
Sheldon Irish
Ashleigh Farrell (present by video screen with sound)

Also present were:

Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Nancy Bach of Clifton-Larson Allen LLP (CLA), Accountant for the District
Stephen L. Brown of Brown & Taylor, PC, Attorney for the District
Matt Miller, Grounds Land Manager of the District
Bob Gall, Timbers resident and President of HOA Filing 24
Matt Buster with Manhard Engineering joined via Zoom at 9:54 a.m.
Sara Hackleman with Nort Star Properties joined via Zoom at 9:54 a.m.

Disclosure of Potential Conflicts of Interest:

Each Director present has signed a disclosure statement which has been duly filed as required by statute. None of the Directors voiced any conflicts of interest with respect to any items listed on the agenda.

9511 Democrat Rd. Development Plan (9.24 Acres): Mr. Nelsen referenced the email with request from Matt Buster of Manhard Engineering on behalf of North Star Properties, party under contract on 9511 Democrat Rd., requesting that the District give an indication of its willingness to allow use or expansion of its adjacent detention pond for development of the parcel. Mr. Nelsen explained that Mr. Buster was invited to attend our meeting via Zoom to explain his request and answer any questions from the Board. Mr. Buster indicated he would join at approximately 10:00 a.m. Mr. Nelsen explained that this parcel was private property and not within the District's boundaries, and that it is not part of the Timbers.

Approval of Minutes: Each Director acknowledged receipt of a copy of the minutes of the December 2, 2021 regular meeting. Following discussion and review, Director D'Ambrosio MOVED, and Director Irish SECONDED a motion to approve the minutes of the December meeting, as presented. Upon a roll call vote, Directors Nelsen, Irish, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position updated as of October 31, 2021 and of November 30, 2021, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount \$117,395.06 and the payment of the directors' fees for the current meeting. Ms. Bach mentioned that the expenses were higher than normal due to advance payment for tree spraying in order to obtain discounts, and also the payment of the insurance premium. Following discussion and review, Director Christensen MOVED and Director Nelsen 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 \$117,395.06, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Manager's Report:

Mr. Miller reviewed his report with the Board which is attached to these minutes.

Mr. Miller discussed the late Fall and early Winter watering he has done due to lack of moisture. There was much discussion on watering and drought conditions.

6628 Heritage Oak: Mr. Miller explained that he was contacted by the homeowner at 5628 Heritage Oak for permission to allow his contractor to drive through District property for the purpose of building a pool. The homeowner sent an email to Matt stating that they will be responsible for any damage to the property. Mr. Miller felt comfortable with this homeowner and their request.

5527 Nuthatch: As background for the Board, Mr. Miller explained that after initially personally contacting this resident, the homeowner requested a letter from the District regarding the District's direct contact with the homeowner about its contractor driving on District property to deliver construction materials for a construction project at the home. Mr. Brown prepared and hand-delivered a letter regarding this situation. Following subsequent conversations, the homeowner indicated that there would be no more driving on District property.

5875 Timbers Point Way (Komata): Mr. Miller explained that the homeowner is holding back money for paying its landscaper until Mr. Miller indicated to the homeowner that the landscaper had mitigated and reclaimed the damage to the District's property. Mr. Miller indicated that the landscaper partially performed the reclamation, but not properly. Mr. Miller will attempt to email the homeowner with the status, and also an estimate of the cost of reclaiming the property should the District have to do it, or hire to have it done.

Ms. D' Ambrosio agreed to draft a letter to HOAs asking them to be mindful of use and damage to District property/open space as they consider homeowner submittals for major home improvements. Mr. Brown asked the Board for a consensus about working with Mr. Nelsen and Mr. Miller should a violation of activities on District property, and to take necessary action prior to having a meeting of the Board. The Board gave its consent to taking necessary action that could not wait for a meeting.

9511 Democrat Rd. (9.24 acres): Matt Buster with Manhard Engineering and Sara Hackleman with the contract purchaser, North Star Properties, joined the meeting via Zoom. Mr. Buster explained that the subject property is an approximate 9 acre parcel, surrounded by the Pinery, but is not part of the Pinery. It is part of the Pinery SUA (Special Urban Area), he stated.

Mr. Buster stated that the entire property currently drains into the District's adjacent detention pond (which is not accurate as a portion of the property does not currently or historically drain into the detention pond). Mr. Buster explained that the property is currently zoned A-1, and his client intends to apply to rezone the property from A-1 to SR (Subdivision Residential), which allows 4 units per acre. A question was posed to Mr. Buster as to why this application was not a waste of everybody's time due to the fact that the proposed high density does not fit with the adjacent and surrounding lower density properties as developed? Mr. Buster said they were looking to somewhat match the Timbers lots located on the east side of the parcel. Mr. Buster explained that any development on the parcel would require an expansion and modification to the District's detention pond, if the District were to allow more than historical flows from the property into the pond.

Mr. Buster's purpose in addressing the Board was to determine whether the District would entertain (i) an agreement between the property owner and the District to expand the District's detention pond to accommodate a future development on the property, or (ii) include the property in the District's boundary, resulting in the property's use (and expansion) of the

pond? He explained that if the District did not allow either possibility, then the developer would need to design its own detention pond(s) on the 9 acre property. In response to Mr. Irish's question as to whether there is any size of development plan that would not require an expansion of the District's detention pond, Mr. Buster responded that all development plans would require such expansion of the pond. Mr. Buster explained that the purchaser is in a "due diligence" period and needs to determine the detention pond issue during such due diligence period.

Mr. Christensen stated his own personal opinion that he is having trouble thinking homeowners in the area would support this higher density, and that as a Board member, he would have trouble with the idea of using District infrastructure to support a development that the homeowners would not likely support. He stated that assuming there was a plan that was consistent with the constituency, that he would not automatically say "no" to the possible expansion of the District's pond. The Board did not indicate support for developer's plan for density, and did not give an answer to Mr. Buster's question of whether the Board would allow expansion of its pond, or if it would be open to adding the property to the District. There was discussion attempting to clarify that any costs of reviewing the project should be costs to be borne by the developer, and, of course, ultimately any costs associated with an acceptance of the developer's requests, should that ever occur. The Board determined to form a subcommittee to address any further issues with this matter, and appointed Mr. Nelsen and Mr. Christensen to work with Mr. Miller and Mr. Brown, and report to the Board.

Old Business:

Traffic Patrols: Director Irish mentioned that a traffic patrol did occur on December 20th, and that one warning was issued. (it was noted that the patrol occurred on a non-school day). Mr. Irish is asking for two patrols a month. He reported that his contact with the Sheriff's Department mentioned that our District does more in the way of traffic patrols than any other HOA or District he knows of. Mr. Irish explained that the District has agreed to pay up to \$60/hour (increased from around \$50/hour) in order to try and get officers to respond and sign up for patrols. The most recent charge was \$57/hour. Mr. Nelsen mentioned that speeding is the number one concern from every HOA survey.

Request to have District take over Filing 29 GESC Permit with Douglas County:
The letters have been signed and conveyed. This is to be taken off the agenda.

Budget Resolutions: Ms. Bach stated that the Mill Levy was filed, and that all three budget resolutions will be signed by DocuSign. Following discussion and review, Director Christensen MOVED and Director Nelsen SECONDED a motion to approve the three Budget Resolutions, Resolution to Adopt the Budget, Resolution to Appropriate Monies, and Resolution to Set the Mill Levies. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

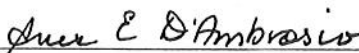
New Business:

Resolution Calling For The 2022 Regular District Election and Appointing A Designated Election Official: Mr. Brown explained this election resolution calling for the election of five directors in the 2020 election to be held May 3, 2022, and for the appointment of Mr. Brown as the designated election official. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the Resolution calling for the election of five Directors and for the appointment of Stephen L. Brown as the Designated Election Official. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Approval of Dazzio & Associates, P.C. (CPAs) Audit Engagement Letter and Audit Letter Request: Mr. Brown stated that the Board needed to take action on the approval of the audit engagement letter and request. Following discussion and review, Director Christensen MOVED and Director Farrell SECONDED a motion to approve the Dazzio & Associates, P.C. (CPAs) Audit Engagement Letter and Audit Letter Request. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Proactive Communications: Mr. Irish discussed revising and updating the District's brochure and stated that Ms. Odewumi will help update and return for review. There was discussion about updating the District's website, and Mr. Nelsen recommended authorizing CLA to spend up to four hours on this update. Mr. Irish will generate a letter to be sent by CLA to current HOA Board Presidents and property management companies, reminding them about the HPFMD website change notification capability, and encourage them to sign up to get website change email alerts.

Adjournment: The meeting was adjourned.


Ines E. D'Ambrosio, Secretary

Feb/March 2021 Managers Report

-2022 Tree removal list, (52 trees removed in 2021)

2022 Tree Removal Record				
#	Date	Location	Description	COD
1	21-Feb-22	Filing 24A, near trail	8" Ponderosa	Beetle kill
2	21-Feb-22	Filing 23A, Texas Crossin	20" Ponderosa	Beetle Kill, took lead tree in 2020, expected to die once lead was removed
3	21-Feb-22	Filing 23A, W of Fox Spar	20" Ponderosa	Beetle Kill/Lightening strike
4	21-Feb-22	Filing 3, W of Thunderhil	6" Ponderosa	Salt Damage, along S Pinery Parkway
5	21-Feb-22	Filing 3, W of Thunderhil	6" Ponderosa	Salt Damage, along S Pinery Parkway

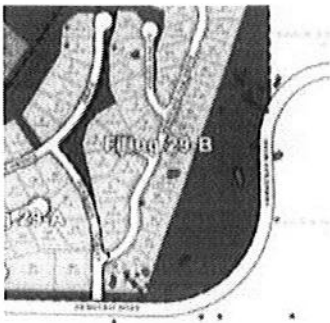
-Took possession of new chipper, great improvement in safety and productivity



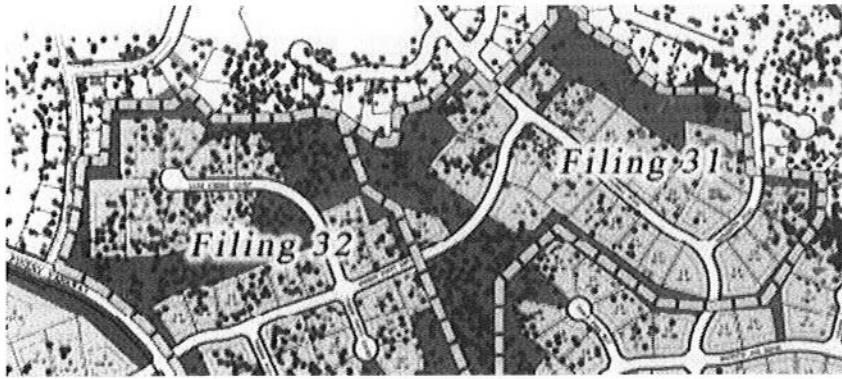
-Attended Douglas County Wildfire Partnership conference with Rick, was a good opportunity to put faces with names within DC and forest service and to also see what other communities are doing for mitigation efforts.

-Wildfire mitigation plans for 2022 are the following

-Filing 29B, never been mitigated (Contract with High Prairie Tree and Turf)



-Filing 32/31 along border with Pinery, never been mitigated (Contract with High Prairie Tree and Turf)



-Filing 24A/23B, mitigation work ~10 years old, thin out scrub oak and minor trimming of dead wood from trees. Work to be done by HPFMD.



-Worked with Douglas County to get ~35 street signs and have replaced most of them throughout the district. I have noticed a few more to add to the replacement list due to vandalism, primarily stop signs that have been "egged".

-Repaired fence throughout district, damage resulting from deer, and age of fence

-Snow removal throughout district sidewalks and trails

-Ice removal on walking trails, worst location for ice is in Filing 24A near the Timbers Creek Project area where the fencing was constructed, grading of area along sidewalk and fence have created an ice dam that created a 3-4" thick buildup of ice. I will perform minor grading to this area to allow for drainage once the ground thaws this spring.

-New tank dumping procedure by Pinery water is successfully working to limit ice buildup on trail system West of Sage Thrasher.

-Trimmed trees throughout district

-Working with Oscar to repair rock wall at entry way that was hit by driver in September, delayed due to weather.

-Working with Pinery Water to test backflow prevention devices on all of our water taps as required by state of CO.

-Attempting to gather chemical and fertilizer for 2022 season, this is proving difficult due to shortage of these materials. Many items that have been used in the past are not available, looking at substitutions.