

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

**October 4, 2017**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, October 4, 2017, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by Vice President Irish at 8:05 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, as evidenced by the Certificates of Posting attached to these minutes.

The following Directors were present:

Charles Simmons  
Richard R. Nelsen  
Sheldon Irish  
Mert Wiechman

Ines D'Ambrosio was absent and excused from the meeting

Also present were:

Kevin Collins, of Clifton Larson Allen LLP (CLA), accountants for the District  
Matt Urkoski, of Clifton Larson Allen LLP (CLA), accountants for the District  
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District  
Kenny Black, Manager of the District  
Roger Christensen, Homeowner from Filing 26  
Einar Jensen, of South Metro Fire Rescue

**Disclosure of Potential Conflicts of Interest:**

Each Director present stated for the record the fact of his potential conflicting interest and briefly described the nature of that interest by referring to a disclosure statement which had been duly filed with the Board and with the Colorado Secretary of State at least 72 hours earlier. Each Director's disclosure statement was available for review to the Board members and anyone present at the meeting. The Board ordered each such letters to be retained in the official records of the District. Since all Directors had conflicting interests, it was noted that all Directors

participation was 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 August 17, 2017 continued regular meeting. Following discussion and review, Director Irish MOVED and Director Weichman SECONDED a motion to approve the minutes of the August 17, 2017 meeting as presented. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

**Payment of Bills:**

The disbursement schedule is for invoices currently due in the amount of \$65,812.42, for invoices in the amount of \$34,325.98 for the period ending September 19, 2017, and the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement as of August 31, 2017, and updated schedule of cash position as of October 4, 2017. Following discussion and review, Director Wiechman MOVED and Director Nelsen SECONDED a motion to accept the financial statement as presented, approve payment of the invoices currently due in the amount of \$65,812.42, ratify the payment of invoices for the period ending September 19, 2017 for \$34,325.98 and for the payment of the directors' fees for the October 4, 2017 meeting. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Mr. Collins then reviewed the proposed budget and the Board made some suggestions on the draft. The Board will discuss the 2018 budget in more detail at the next meeting on November 1, 2018.

**Old Business:**

**Security Coalition/S. Pinery Patrols:** This matter was tabled due to Director D'Ambrosio's absence.

**Timbers Creek Update:** Ms. Elkins reported that Douglas County had some minor revisions to the IGA and had sent it to Urban Drainage for final review.

**School District Property:** Mr. Black and Director Simmons reported that ground was leveled and seeded. It already looks better. Mr. Black will remind Dave Perkins, representative of the developer, that the District would like trees for transplanting on the property.

**Fox Sparrow Median:** Ms. Elkins reported that she had provided a copy of the IGA signed by the District to Janet Herman of Douglas County. Ms. Herman expects the IGA to be signed by the Board of County Commissioners this week and the work to begin in October.

**New Business:**

**Review Draft of 2018 Budget:** Discussed above.

**Schedule Budget Hearing:** The Board discussed the Budget Hearing and decided to

have the hearing at the next meeting. Following discussion and review, Director Irish MOVED and Director Weichman SECONDED a motion to set the Budget Hearing at the next meeting, November 1, 2018. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

**Shade Tree Erosion:** Director Nelsen discussed the erosion remediation work done in the drainage area behind the homes on Shade Tree. This area drains into Timbers Creek drainage. At a prior meeting the Board had approved engaging Daughenbaugh to do the work for time and materials. The work was more time consuming than anticipated. To date they have billed the District \$23,995 for work performed. There is still more work to be completed. They provided an estimate to complete for less than \$5,000. Following discussion and review, Director Nelsen MOVED and Director Weichman SECONDED a motion to ratify the payment of \$23,995 and approve an additional amount not to exceed \$5,000. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

It was noted the Einar Jensen from South Metro Fire Rescue was present to discuss the Firewise Designation that the District received. Following discussion and review, Director Simmons MOVED and Director Nelsen SECONDED a motion to approve to consider this item out of order at 9:45AM. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

**Firewise Designation:** Mr. Jensen presented the Board with a plaque indicating that High Prairie Farms Metro District had achieved the status of a Firewise community because of its fire mitigation work and commitment to making the community as safe as possible from the ravages of a fire. Pictures were taken to be posted on the District website. He also provided two signs to place at the entryways into the community indicating that High Prairie Farms is a Firewise community.

This concluded the issues taken out of order. Following discussion and review, Director Simmons MOVED and Director Nelsen SECONDED a motion to return to regular session at 10:00 AM. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

**Rock Wall Damage at Entrance to HPF at the Lake:** Mr. Black reported he continues to communicate with the insurance company on the damages to the rock wall at one of the entrances to HPF at the Lake. In addition to the rock wall damage, landscaping was destroyed and the sign was ruined. Mr. Black has received estimates for costs and sent them to the insurance company. The repair to the rock wall is estimated to be about \$6,300 and the signs are \$4,000 each. He does not yet have an estimate on the landscaping. The Board discussed the need for uniformity of the signs and determined that it was appropriate to request reimbursement for a new sign at the other entrance. The Board also discussed the need to get this repair completed. Following discussion and review, Director Wiechman MOVED and Director Simmons SECONDED a motion to approve to repairs to the rock wall, landscaping and new

signs while continuing to seek reparations from the insurance company. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

**Firewise Designation:** Taken out of order.

**Manager's Report:** Kenny Black reported as follows:

- Mr. Black was present during the routine maintenance of the Deer monument at the entrance to the District and discussed the ability of Mr. Black to do the work. The Board will consider this.
- Mr. Black reported that he had followed up with CDOT on the landscaping upgrades to the median and was informed that the landscaping in front of the deer monument could not exceed 12-15 inches in height. The Board requested that he inform Mr. Gall of that. If there is a change, it must be submitted to CDOT with a picture, drawing and proposal.
- The pond lights are not working the last two nights. Mr. Black will investigate the issue.
- Mr. Black had received a bid for the Christmas Lights from Swingle. The Board would like some upgrades. If there is prepayment, the bid is lower. Following discussion and review, Director Simmons MOVED and Director Wiechman SECONDED a motion to approve to upgrades to the Christmas lights not to exceed a total of \$8,000 which has been previously approved in the budget. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, and Irish voted "AYE." The motion was declared PASSED.
- JR Sprinklers will be placing rocks at the park as discussed in a prior meeting.
- Dead trees in Filing 27 will be removed this year.

**Other Business:**

Director Wiechman received a nice thank you note from the Vickers children for supporting the Free Library.

**Adjournment:**

There being no further business to come before the Board of Directors, the meeting was adjourned at 10:25 AM. The next regular meeting is scheduled for November 1, 2017 at 8:00 AM at the Water District.

Richard R. Nelsen  
Richard R. Nelsen, Secretary

APPROVED:

Ines E D'Ambrosio  
Ines D'Ambrosio

Charles Simmons III  
Charles Simmons, III

Sheldon Irish  
Sheldon Irish

Merton Wiechman  
Merton Wiechman