

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

February 5, 2020

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, February 5, 2020, at the Pradera Fire Station, 6120 Bridle Path Lane, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 8:02 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, Accountant and Kim Herman, District Manager of Clifton Larson Allen LLP (CLA)
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Matt Miller, Manager of the District
Bob Gall, Homeowner in the District
Mark Nyhoff, Muller Engineering

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 January 13, 2020 continued regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Simmons SECONDED a motion to approve the minutes of the January 13, 2020, continued 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 February 4, 2020 with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$35,194.04 and the payment of the directors' fees for the current meeting. Mr. Collins also provided the Directors with copies of the Financial Statements and Supplementary Information for the year ending December 31, 2019 for the District's annual audit. Following discussion and review, Director Christensen MOVED and Director Nelsen SECONDED a motion to accept updated schedule of cash position as of February 4, 2020 as presented, to approve payment of the invoices currently due in the amount of \$35,194.04 and for the payment of the directors' fees for the current meeting and to accept the Financial Statements and Supplementary Information for the year ending December 31, 2019 and to authorize Mr. Collins and Ms. Elkins to finalize the audit. Upon a roll call vote, Directors Nelsen, Christensen, Wiechman, Irish and Simmons voted "AYE." The motion was declared PASSED. The Financial Statemen, Disbursement Schedules and are attached to these minutes.

Old Business:

Timbers Creek Update: Director Nelsen gave the Board an update on the progress of this project thus far and indicated that Mark Nyhoff of Muller Engineering Company was present to provide input on the status of the project. Ms. Elkins reported that the Amendment to the IGA presented at the last meeting has some incorrect information and is being revised and will be signed as Amendment D to the IGA. Mr. Collins stated that the Water District has been invoiced and he will follow up with the Water District for payment. Following discussion and review, Director Irish MOVED, and Director Christensen SECONDED a motion to approve Amendment D to the IGA with the changes as presented by Ms. Elkins and authorize President Nelsen and Secretary Simmons to sign the Amendment. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Wiechman and Christensen voted "AYE".

Mr. Nyhoff discussed some of the unforeseen issues that have been encountered in the construction process. The weather continues to be challenging because of the hard frost. The amount of underground water seepage was not as expected and resulted in more delays and having to rebuild one structure and caused some changes to design to mitigate the seepage. Mr. Nyhoff also presented pictures of the fencing that will be used to protect the new vegetation being planted. The Board requested an update for the Website to illustrate the fencing that will be used so homeowners will be aware of its purpose and necessity to protect the monetary investment and hopefully keep the deer from eating and destroying the plants.

District Off Duty Patrol Update: Director Irish has spoken with Officer Adams who informed him that more officers are available for off-duty patrols so hopefully more will be scheduled in the coming month.

Update to the District Map: Ms. Herman reported that she spoke with the contractor for the developer that created the map used on the District Website and he indicated that an updated rendering would cost about \$3,500.00. Board members indicated that the District boundaries were wrong as Bingham Lake has been excluded from the District and the streets have been realigned prior to development. Ms. Herman will continue to pursue the possibility of a GPS/GIS option as it provides more versatility for Matt Miller. Mr. Miller will also look at other options from his contacts while working with John Deere.

Status of Singletree Fence/Tree Damage: Mr. Miller indicated that an insurance claim is still in process. Mr. Miller was asked to invoice the District for his work if he didn't received payment through insurance within the next few weeks.

Speed Radar Sign Theft: Director Nelsen reported that there has not been a HOA Board meeting yet so he was not able to present the request to rotate one sign.

Entryway Rock Wall Improvement: Mr. Miller presented two potential bids from Absolute Design and Landscape for two projects for updating rock walls at two different sites. The Board discussed the pros and cons of two possible approaches and determined to use the walls that were similar to those that are located nearby.

New Business:

Contact the District & Website Usage: Ms. Herman indicated the website visits significantly increased since she last reported and it is hoped that interest in the Timbers Creek project is causing more visits to the website and that the interest will continue.

Meeting with Commissioner: Director Simmons indicated that the meeting scheduled with Commissioner was postponed then canceled. Commission Laydon's assistant referred Director Simmons to Matt Williams, Assistant Director of Engineering and Jeanette Bare, Planning Manager to discuss the issues with the school district site and any other concerns. Director Simmons will also discuss with them the walking paths and speeding/traffic control. Director Simmons will also contact Troy Carman to get a letter regarding the school district improvements and stating that the improvements will not impact erosion or drainage. He was also directed to Commissioner Lora Thomas who is the County liaison with MHFD, formerly UD, regarding the Timbers Creek project.

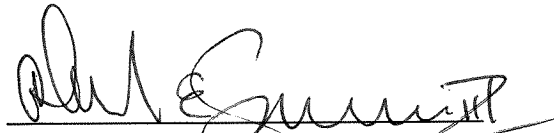
Meeting Place Change to Timbers Sales Office: Ms. Elkins reported that she spoke with Trent at the Timbers Sales Office and the Board can meet there. Following discussion and review, Director Nelsen MOVED, and Director Wiechman SECONDED a motion to approve moving the meeting place to the Timbers Sales Office 9055 S. Pinery Parkway starting at the next Board meeting on March 4, 2020 and directed Ms. Herman to draft a resolution to that effect. Upon a roll call vote, Directors Nelsen, Simmons, Irish, Wiechman and Christensen voted "AYE". The motion was declared PASSED.

Amendment to IGA (Timbers Creek): This matter was taken out of order under Timbers Creek.

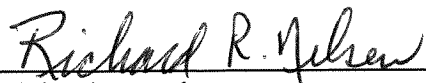
Manager's Report: Covered during the regular meeting.


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 19, 2020 and there being no issues needing immediate attention that meeting is canceled. The next regular meeting is March 4, 2020 at 8 AM at the Timbers Sales office 9055 S. Pinery Parkway, Parker, CO 80134.


Charles E. Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen

Merton Wiechman