

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

March 3, 2022

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, March 3, 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 9:01 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
Stephen Van Meter, Timbers 23 resident
Bob Gall, Timber's resident and President of HOA Filing 24
Steve Schwartz, Resident from Filing 29B, who joined by voice call at 9:42 a.m.
Kurt Bauer of Mile High Flood District (formerly Urban Drainage) joined via Zoom
Jim Watt of Mile High Flood District (formerly Urban Drainage) joined via Zoom

Matt Miller, Grounds Land Manager of the District, was absent due to COVID.

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 January 6, 2022 regular meeting. The Directors decided to continue having the minutes signed by the Secretary only, and not by all Board members. Following discussion and review, Director Christensen MOVED, and Director D'Ambrosio SECONDED a motion to approve the minutes of the January 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 \$24,744.02 and the payment of the directors' fees for the current meeting. Ms. Bach stated that the interim claims amount is \$70,770.40. 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 \$24,744.02, 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.

Ms. Bach then mentioned that the annual audit was completed by Dazzio & Associates, P.C., and that the auditors had no issues. The Auditor would be presenting an unqualified (or clean) Audit Report. Board Member elect, Steve Van Meter, offered to review the financials and Audit Report and give any comments by the coming Monday. CLA will then file the Audit Report with the State Auditor's Office. Following discussion and review, Director Christensen MOVED and Director D'Ambrosio SECONDED a motion to accept the Audit Report. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Traffic Patrols: Director Irish mentioned that a traffic patrol did occur on January 27, 2022. He tried to get feed-back from Officer Adams, but has not had a response. Director Irish stated that he is asking for two patrols a month.

5875 Timbers Point Way (Komata): Director Nelsen pointed out that the Manager's Report states that all work has been completed satisfactorily and that this item should be removed from the agenda.

9511 Democrat Rd. (9.24 acres): There has been no further contact with the District on this matter, so it will be taken off the agenda.

Proactive Communications: Director Irish generated an email to be sent to HOA board presidents and property managers about the website, updated HOA contacts, and sign-up lists. He updated the District's brochure and said that it is ready to print. The Board authorized Director Irish to print 250 brochures for distribution to HOAs and constituents. Distribution will be accomplished both electronically and by hard copy.

Director D'Ambrosio presented the Board with her District open space letter and open space policy document, and asked for comments. The purpose of these documents is to help residents understand the nature of the District's open space, and that use by residents for access to their properties for construction projects and the like will need prior District approval. She will work with CLA for posting on the District's website.

CliftonLarsonAllen LLP (CLA) Master Service Agreement and SOWs: Mr. Brown explained that CLA's Master Service Agreement and Statements of Work (SOW) have been revised from what was first presented, and that he recommended that the Board approve the same. Following discussion and review, Director Christensen MOVED and Director D'Ambrosio SECONDED a motion to approve CLA's Master Service Agreement and Statements of Work. Upon a roll call vote, Directors Nelsen, Christensen, Irish, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

New Business:

Mile High Flood District (formerly known as Urban Drainage): Director Nelsen introduced Kurt Bauer and gave the history of Mr. Bauer's work on the Timbers Creek project. Mr. Bauer gave a report on the project and listed his "to do" matters, which are (i) to forward financials to Director Nelsen, (ii) to convey to MHFD that the District is interested in all potential future projects including smaller projects, (iii) coordinate with Muller and DHM (engineering design consultants) on recommendations for taking down fencing, and (iv) outline next steps for work on Timbers Creek project. He then introduced Jim Watt, who would be taking Mr. Bauer's place working on the Timbers Creek project. Mr. Bauer stated that Matt Miller has done an outstanding job on maintaining the current improvement project items and irrigation system. He said that roughly \$1.3M has been completed on the first phase. Director Christensen mentioned that the initial phase was described by MHFD as a bit experimental, and Mr. Bauer added that it was and this first phase has been an "awesome success". There is currently \$837,00 available for future projects. These escrowed monies include contributions from Douglas County, MHFD and HPFMD. Additional funds will likely be added as funds become available.

Election Update: Mr. Brown explained this year's election process and status. He stated that (i) Self-Nomination forms were received for each Board seat, (ii) that he (as the Designated Election Official) the May 3rd election, (iii) that five persons were elected by acclamation, (iv) that Oaths of Office would be given at the May 5, 2022 meeting, and (v) that the existing Board will continue to serve until May 3, 2022. He also reviewed term limits and how it affects the Board. The Board discussed possibilities for how best to accomplish the new posting requirement for A Call For Nominations on the District's website.

Manager's Report:


Mr. Miller's Management Report for the last two months was discussed in Mr. Miller's absence, due to Mr. Miller having COVID. The Management Report is attached to these minutes.

Director Nelsen mentioned that he and Mr. Miller attended the recent Douglas County Wildfire Partnership Conference. After some discussion regarding recent wildfires and the outlook for future wildfire conditions, Director Christensen stated that the District may need to consider making wildfire mitigation its number one financial obligation.

Other Business/ Citizen Comment: Steve Schwartz, Resident from Filing 29B, stated that he liked the brochure and thinks it is a good idea to try to get residents information. He mentioned that he received an election notice from the Timbers Metro District.

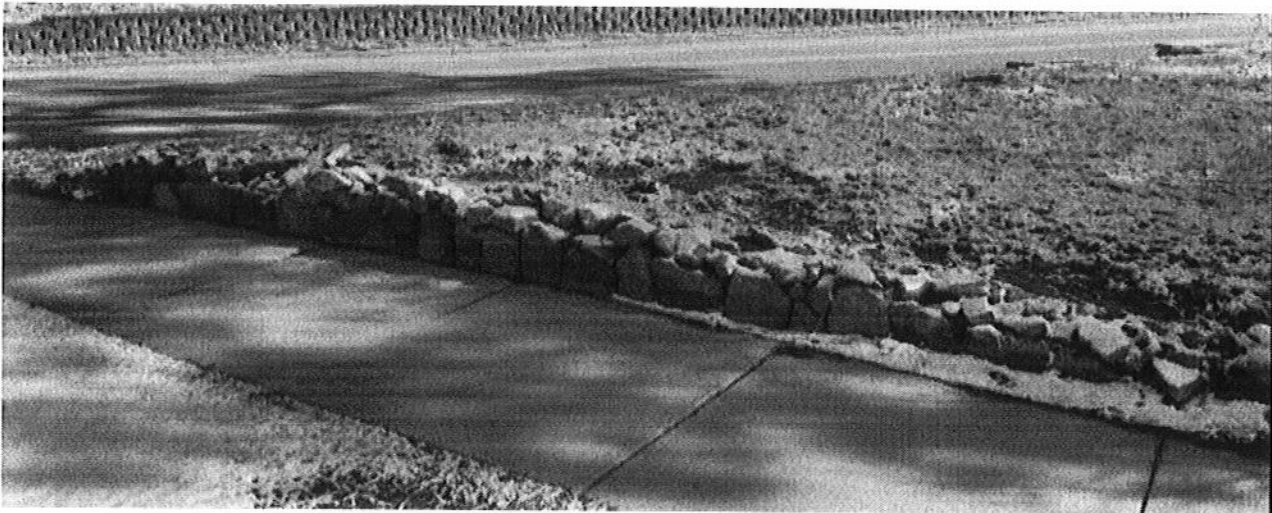
Director Irish mentioned that he received an email regarding concerns by homeowner's in Filing 24 about the deer population, and their desire to have the District establish a committee to research mitigation options. Director Irish responded to the email that the topic would need to be brought up to the Board for discussion and any decisions. Certain Directors stated that based on past experience and wide community ambivalence (for and against) from past surveys, that mitigation efforts may not be likely. The question of jurisdiction of the Department of Parks and Wildlife was also mentioned. Director Irish mentioned that the new proposed location for the electronic traffic monitor is still not defined/approved.

Adjournment: The meeting was adjourned.


Ines E. D'Ambrosio, Secretary

March 2022 Managers Report

- Snow removal throughout district sidewalks and trails
- Completed backflow testing of our 15 backflow prevention devices. A few devices failed the test which required repair or replacement
- Spring aeration of turf areas
- Work at entry way to repair rock wall damaged from car crash has been completed
- Removed Graffiti from Timbers Sales sign at the East entrance to Nuthatch
- Trimmed trees throughout district, cleaned up several broken limbs from heavy snow storm in Mid-March
- Homeowner at 8458 Windhaven installed a drain from their outdoor patio onto our property, County is requesting something from the district to state that this is acceptable to us. Contacted Douglas County GESC department to determine best practice to protect drainage channel from new drain.
- Douglas County GESC inspector Jake Mueller has been assigned to new area, the replacement inspector for our area is now Ken Worthington
- Discovered significant landscaping on Metro District property at 8424 Windhaven, met with all board members to review the property
- Trash pickup throughout district from recent strong winds
- Swept/cleaned most sidewalks after last snow storm, plowing operations left a mess
- Tree spraying will begin soon, winds have prevented spraying for the moment
- Purchased Chemical and Fertilizer for 2022, prices have increased by 100-180% on most products we use, we should expect similar prices for next year as sanctions on Russia have changed Worldwide supply.
- Met with Oscar to review some Rock walls that I am concerned about, small wall along sidewalk East of Fox Sparrow has been deteriorating, Oscar has bid \$2100 to redo the wall and top it with a cap similar to our other Entry Ways. Working to get bid for Forest View entry way.



Upcoming projects

- Add topsoil and seed a few entry way turf areas to improve turf quality
- Add topsoil, regrade and seed along parkway between Forest View and Songbird
- Fire Mitigation, will be waiting for spraying operations to be completed
- Replace dead shrubbery at Entry Way
- Considering solutions to dead patchy grass area along HWY 83 at Entry Way. I am taking soil samples to understand why the ground seems to be sterile in this area. Other possible solutions may be placing a rock border in this area.

