

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

March 9, 2023

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, March 9, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

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

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant
Celeste Terrell of Clifton-Larson Allen LLP (CLA)
Matt Miller, Grounds Land Manager of the District
Stephen L. Brown of Brown & Taylor, PC, Attorney for the District

The meeting was called to order at 9:07.

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 February 9, 2023, regular meeting. Following discussion and review, Director Farrell MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the February 9, 2023, as presented. Upon a roll call vote, Directors Nelsen, Van Meter, 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 August end, and payment of claims on the disbursement schedule with the

Board and answered any questions. She mentioned that the expenses are in line with the YTD budget. The disbursement schedule is for invoices currently due in the amount \$34,351.26, and the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director Van Meter 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 \$34,351.26, 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.

Old Business:

Traffic Patrols: Director Nelsen said there is nothing new to report. There have been no patrols, but with no patrols, there was no expense. Lines of communication with the Sheriff's office are open for future patrols when needed and when the Sheriff's office has deputies interested and available.

Timbers Creek Update: Mr. Miller discussed the progress and issues with mud, and the goal to get plantings done by May.

Website Update: The Board encouraged director Farrell to add a QR code with wording that she comes up with.

9511 E. Democrat Rd: Director Nelsen stated that he has nothing new to report.

Pinery 40 Rezoning Application: Mr. Nelsen explained that Troy Carmann, Professional Engineer with Icon Engineering prepared a preliminary report based on his review of the applicant's drainage plan and other County documents. It was suggested that Director Nelsen, Mr. Carmann, and Mr. Brown review the report and have it sent to Douglas County Planning regarding this project prior to requests for referrals being sent out, in order to address early on issues identified in Mr. Carmann's report. Ms. Bach roughly calculated that the revenue to the District if 15 1-million dollar homes were built would be approximately \$25,000, and if 60 homes were built, the revenue would be approximately \$50,000. Ms. Bach was tasked with preparing a table that compares the values (likely tax assessments to the District) for the existing zoning, the zoning with fifteen 2.5 acre lots and for 60 lots.

New Business:

Self-Nominations: Mr. Brown explained that only one Self-Nomination form was received for the two seats open for the election, and that being from Ines D'Ambrosio. Accordingly, Ms.

D'Ambrosio was elected by acclamation to a new four year term beginning May 2, 2023. There now remains one vacant seat on the Board.

Cancellation of May 2, 2023 Election: Mr. Brown explained that since there were not more nominations than seats up for election that he, as the Designated Election Official, cancelled the election on February 28, 2023. Notice of Cancellation has been posted and published.

Dazzio CPA Representation Letter Mr. Brown presented the Dazzio CPA firm's annual representation letter that the Board's President was to sign in order for the audit to be completed. Following discussion and review, Director Christensen MOVED and Director Van Meter SECONDED a motion to approve the signing of the representation letter by the District's President. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.


Menacing Coyote Discussion: Mr. Nelsen reported about a homeowner's encounter with menacing coyotes and the measures to be considered, if any, to try and address the situation. This does not yet appear to be a District issue. It was stated that the District has a policy of no hunting or shooting on District property, unless it is conducted or sanctioned by the Department of Wildlife (CPW), Douglas County Animal Control and the County Sheriff.

Timbers Sales Office: Mr. Brown mentioned discussions he had with Don Siecke and Steve Small regarding the District using the Timbers Sales Office as a meeting location in the future.

Manager's Report: Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. Highlights of the report were discussion of trees, the drought conditions, tree removals, various diseases affecting the trees, tree spraying, and options for reforestation. A continuing net tree loss due to disease, drought and salt contamination continues to be of concern to members of the Board.

Other Issues and Homeowner Comments: None

Adjournment: The meeting was adjourned at 11:47.



Ines E. D'Ambrosio, Secretary