

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

June 1, 2016

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, June 1, 2016, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President D'Ambrosio at 8:03 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:

Ines D'Ambrosio
Richard R. Nelsen
Mert Wiechman
Sheldon Irish
Charles Simmons

Also present were:

Kevin Collins, of Clifton Larson Allen LLP (CLA), accountants for the District
Susan L. Elkins, of Susan L. Elkins, L.C.C., attorney for the District
Kenny Black, Manager of the District
Bob Gall, Homeowner
Brad Peterson, resident of South Pinery
David King, resident of Filing 1A
Roger Christensen, resident of Filing 26/27/28
Jan Lanier, resident of Filing 23

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 May 5, 2016 regular meeting. Following discussion and review, Director Irish MOVED and Director Simmons SECONDED a motion to approve the minutes of the May 5, 2016 regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Simmons, D'Ambrosio and Wiechman voted "AYE." The motion was declared PASSED.

It was noted that David King and Brad Peterson were present to discuss the homeowner maintained golf cart path that is located on District open space and that Troy Carmann from ICON Engineering was present to discuss the Annual Maintenance Permit, the pond renovation and other drainage facilities issues. Following discussion and review, at 8:15 AM Director Irish MOVED and Director D'Ambrosio SECONDED a motion to take these items out of order. Upon a roll call vote, Directors Nelsen, Wiechman, Irish, Simmons and D'Ambrosio voted "AYE." The motion was declared PASSED.

Other Business:

Golf Cart Path: David King and Brad Peterson requested the Board to consider taking on the maintenance of the golf cart path as an amenity that benefits the entire community. They indicated that there are 20-25 regular users. Mr. King and Mr. Peterson believe that the community is a golf course community and that the golf cart path enhances the value of the property within the area. Mr. King reported that homeowners using the path in 2010 paid for upgrading and maintenance and that the path needs maintenance and he and Mr. Peterson, on behalf of the homeowners using the path, are requesting the Board to consider upgrading it and taking on the maintenance responsibilities. It was noted that Mr. Peterson is a homeowner in Pinery South which is not within the District. After Mr. King and Mr. Peterson left, Ms. Elkins reported on the history of the creation and position of the Board on the path. The Board decided to continue the discussion until the next meeting.

Old Business:

Drainage Facilities Update:

GESC Permit for Stabilization: Mr. Carmann reported that the District has yet to receive the GESC Permit for the stabilization of Timbers Creek. He is told by the County that Urban Drainage has not yet approved it. Urban Drainage indicates that it doesn't have the request from the County. Ms. Elkins was asked to follow up with the County.

Filing 27 & Filing 32 Concerns re: Drainage Facilities: The developer, Steve Small, was upset with the drainage issues raised by Mr. Carmann on the proposed drainage changes requested by the County in Filing 27 and the drainage plans submitted to Douglas County for Filing 32. A scheduled meeting between the Developer and its Engineer, Rick Moore, and the District, Mr. Carmann and Ms. Elkins to discuss the concerns was canceled at the last minute. The Board asked Mr. Carmann to meet with Mr. Moore to discuss the concerns.

Pond Renovation: The plan is to go to bid in June and engage a contractor shortly

thereafter and for work to be scheduled for September. Plans are almost completed. Matt Urkoski will work with Director Wiechman and Kenny Black to publish and conduct an onsite meeting with interested contractors.

Other Business:

Scenic Pine Erosion Issue: While Mr. Carmann was present the Board brought up issues with erosion and flooding as a result of ~~the excessive~~ recent heavy rain and hail in the area causing some erosion in the open space and leaving dirt and debris in the cul du sac on Scenic Pine. Mr. Black has re-graded, reseeded, ~~and place~~ mulched and placed straw-rolls on the open space as a repair and to stabilize the area. A good portion was then ~~washed away in the~~ again damaged by subsequent rains. The Board asked Mr. Carmann if he had any suggestions in addition to the blanketing suggested by Mr. Black. Mr. Carmann felt that the blanketing would help the erosion issues.

This concluded the issues of the guests present. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to return to the regular agenda at 9:10 AM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish, Simmons and D'Ambrosio voted "AYE." The motion was declared PASSED

Payment of Bills:

The disbursement schedule is for checks for invoices currently due for the period ending June 1, 2016 in the amount of \$24,200.33 and for checks for the payment of director's fees for today's meeting. Mr. Collins presented and discussed the Financial Statements, disbursement schedule and website usage report. Following discussion and review, Director Irish MOVED and Director Wiechman SECONDED a motion to approve the financial statement as presented, approve the payment of the invoices for the period ending June 1, 2016 in the amount of \$24,200.33 and directors' fees for attendance at the June 1, 2016 meeting, and the website usage report. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons, D'Ambrosio and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

New Business:

Drainage Facilities:

Update/GESC Permit: See above, taken out of order.

Pond Renovation: See above, taken out of order.

Filing 27 & 32: See above, taken out of order.

Overlapping Districts: Ms. Elkins reported that she received a Resolution for the Board to consider that indicates that the District is conceptually in agreement with the forming of the Timbers Metropolitan District as a vehicle to fund infrastructure in the areas currently undeveloped which would be subject to an intergovernmental agreement being entered into at a later date between the District and the proposed new district. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to adopt the Resolution

presented. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons, D'Ambrosio and Irish voted "AYE." The motion was declared PASSED. The Resolution is attached to these minutes.

Update on Security Patrols: Ms. D'Ambrosio indicated that she had not received the current reports yet. Director Irish indicated that the data from Deputy Adams to the HOA in May indicated that 6 tickets were issues, 5 on South Pinery Parkway and 1 on Fox Sparrow. Jan Lanier, homeowner in Filing 23, who is present at the meeting, is working with ideas of actions to be taken to slow down traffic.

Speed Reader/Speeding: Nothing new to report. Sheldon noted that DC Sheriff issued 6 speeding tickets during the latest Timbers 23 off duty patrols.

HPF Filing 1A Agreement on entry Monuments: Ms. Elkins indicated that she had received the letter from Filing 1A memorializing the agreement between the District and Filing 1A for added improvements to the entryways.

Tree Preservation Plan: Director Nelsen had nothing new to report.

Old Business:

Mailboxes: Nothing new to report and this item will be removed from the agenda.

ATV damage (Porcupine Ct.): ~~?????? I have no notes on this.~~ There were reports of damage to open space behind and next to a residence on Porcupine Point caused by a ATV. Both Mr. Irish and Ms. D'Ambrosio confirmed the damage. Kenny Black thought only the damage on the south side of the property was on open space while the west side tracking was mostly on private property. The Board agreed to send the home owner a letter of warning to cease and desist and that any repair costs will be the responsibility of the homeowner.. Sheldon will send Ms. Elkins the homeowner address for the mailing.

Manager's Report:

- Mr Black discussed the damage to landscaping at the various entrances to the filings. This list is attached to the minutes. He has an estimate from JR Sprinklers for about \$7,700 per entryway. Mr. Black requested that the directors look at the various entrances and provide feedback as to priorities. Following discussion and review, Director Wiechman MOVED and Director Irish SECONDED a motion to have JR Sprinklers remove dead plants and replant one entryway for cost not to exceed \$7,700 and then move forward upon if there is agreement with the way it looks and Mr. Collins is able to redistribute monies in the budget to cover the costs. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons, D'Ambrosio and Irish voted "AYE." The motion was declared PASSED.
- Mr. Black indicated that the work on the entryway lights has not started. Mr. Black is soliciting other bids because it is higher than he believes is appropriate


for the work.

Other Business:

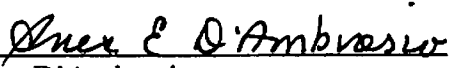
Addressed earlier.

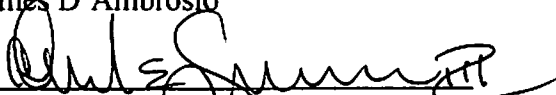
Adjournment:

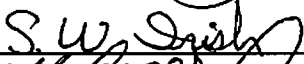
There being no further business to come before the Board of Directors, the meeting was adjourned at 11:30 AM. The next regular meeting is on July 5, 2016 at 8:00 AM at the Water District. Ms. Elkins indicated that she had a conflict and the Board will continue that meeting time to July 6, 2016 at 8:00 AM at the Water District.



Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio


Charles Simmons, III


Sheldon Irish


Merron Wiechman