

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

**June 8, 2023**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, June 8, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

Richard R. Nelsen (appointed at meeting)  
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  
Brian Taylor of Brown & Taylor, PC, Attorney for the District  
Bob Gall, Timber's Resident and President of HOA Filing 24  
Nancy Hearsman, Resident and President of Pinery Filing 29B

The meeting was called to order at 9:03.

**Disclosure of Potential Conflicts of Interest:**

None of the Directors voiced any conflicts of interest with respect to any items listed on the agenda.

**Vacant Board Position:** Following discussion, Director Christensen nominated Richard R. Nelsen Director Christiansen nominated and MOVED to appoint Richard R. Nelsen to fill the vacant Board position until the next regular election to be held in May 2025, and Director D'Ambrosio SECONDED this motion. Upon a roll call vote, Directors Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". Director Christensen abstained. The motion was declared PASSED.

**Oath of Office-** Mr. Taylor provided Oath to Richard R. Nelsen.

**Election of Officers:** Following discussion, Director Christensen MOVED and Director D'Ambrosio SECONDED a motion to elect Director Nelsen as Chair and President. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED. Director Nelsen MOVED and Director Farrell SECONDED a motion to elect Director D'Ambrosio as Secretary. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED. Director Nelsen MOVED and Director Farrell SECONDED a motion to elect Director Christensen as Treasurer. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED. The Directors then engaged in a discussion regarding, among other things, Director Van Meter learning from and assisting Director Christensen in his position as Treasurer, and agreed that this would be beneficial. Director D'Ambrosio, MOVED and Director Nelsen SECONDED a motion to elect Director Farrell as Vice Chair and Vice President. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

**Approval of Minutes:** Each Director acknowledged receipt of a copy of the minutes of the April 13, 2023, regular meeting. Following discussion and review, Director Farrell MOVED, and Director D'Ambrosio SECONDED a motion to approve the minutes of the April 13, 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. The disbursement schedule is for invoices currently due in the amount \$57,623.66, 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 \$57,623.66, and to ratify the approval of the checks paid prior to the April meeting in the amount of \$37,631.99 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:** Mr. Nelsen reported that additional patrols are underway and have been successful.

**Timbers Creek Update:** Mr. Nelsen reported that the project contractor had been working with engineer to decide what repairs need to be done due to storm damage. Mr. Nelsen

advised that these damages may result in a increase in the cost of the project, but that no definitive figures or actions have yet been determined. Bridge has been installed and damage repairs are underway.

**Pinery 40 Rezoning Application:** Mrs. D'Ambrosio discussed that she had attended a public meeting held by the developer. The current plan is for 53 homes to be built. Owners present discussed concerns over insufficient open space and amenities. Mrs. D'Ambrosio noted that despite false statements from the developer to the contrary, the District has not been contacted by the developer regarding this project at this time.

**Website Update:** No discussion had. Board requested this is removed from the agenda.

**9218 Lone Timber Ct:** Mr. Miller reported this has been completed and requested this item be removed from the agenda.

**5801 Heritage Oak:** Mr. Miller reported that the debris have been removed and requested this item be removed from the agenda. The Directors then engaged in a discussion with Nancy Hearsman regarding, among other things, issues with covenant violations by property owners and debris on District open space occurring in Filing 30B.

**Tree Care:** Mr. Nelsen reported that the tree spray has been mostly completed. Mr. Miller discussed that the trees are being sprayed once per year, however it is recommended that the trees be sprayed twice per year. He noted that there are trees in the entryway that have a fungus. Mr. Miller received a proposal from High Prairie Tree to complete a fungicide treatment to these trees in the amount of \$3,282 per treatment. Treatments will need to be done 2-3 times per year for the next 2 years. Following discussion and review, Director Nelsen MOVED, and Director D'Ambrosio SECONDED a motion to approve the High Prairie Tree proposal to apply fungicide to the entryway trees in the amount of \$3,282 per treatment, to be done 2-3 times per year for the next 2 years. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

### **New Business:**

**Sunridge Drive Path:** Mr. Miller reported that he is awaiting approval from the County. This item will be tabled until Mr. Miller can provide additional information.

**Entryway Light Pole Repairs;** Mr. Miller reviewed proposals received from CPI and Radiant Lighting to replace the District owned light poles. Following discussion and review, Director

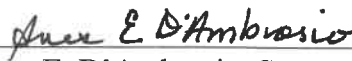
Christensen MOVED, and Director Nelsen SECONDED a motion to approve the Radiant Lighting proposal with a not to exceed amount of \$50,000. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED

**Entrance Landscaping Project:** Ms. Farrell provided an update on the project, noting that there were delays with receiving the dumpster that resulted in the original contractor quitting the project. She contacted companies who had previously provided proposals which are currently under review with the HOA Board. It is expected that the project will re-commence in 1-2 weeks. Board expressed concerns with not having contracts in place before the project began. Ms. Farrell will gather contracts and provide them to the District Board.

**Manager's Report:** Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. Highlights were homebuilder in Filing 30B has dumped items in open space. The owner has not been responsive, therefore Mr. Miller has contacted Dave Perkins for assistance. Leafy spurge is emerging throughout District and it not easy to treat due to location of spruge. Mr. Miller will spray trouble spots.

**Other Issues and Homeowner Comments:** Ms. [insert Nancy's last name] had questions on what items are allowed in backyards with open fencing. The Board provided her with information on enforcement and approval processes to be handled by the HOA.

**Adjournment:** The meeting was adjourned at 11:52.

  
\_\_\_\_\_  
Ines E. D'Ambrosio, Secretary