

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

July 13, 2017

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, July 13, 2017, 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 8:04 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
Sheldon Irish
Mert Wiechman
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.L.C., attorney for the District
Kenny Black, Manager of the District
Roger Christensen, Homeowner from Filing 26
Bob Gall, Homeowner of Filing from Filing 24
Various other homeowners as shown on the list attached to these minutes

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 June 7, 2017 regular meeting. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to approve the minutes of the June 7, 2017 meeting as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$68,118.03, for invoices in the amount of \$19,108.01 for the period ending June 28, 2017, and the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement as of June 30, 2017, and updated schedule of cash position as of July 13, 2017. Following discussion and review, Director Irish MOVED and Director Wiechman SECONDED a motion to accept the financial statement as presented, approve payment of the invoices currently due in the amount of \$68,118.03, ratify the payment of invoices for the period ending June 28, 2017 and for the payment of the directors' fees for the July 13, 2017 meeting. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Old Business:

Security Coalition/S. Pinery Patrols: Director D'Ambrosio indicated that there was nothing to report. Kenny Black reported that there was an accident on Fox Sparrow that damaged the landscaping that he referred to at the last meeting and he has filed a claim for damages.

Speed Mitigation: Director Irish said that he was waiting for a design from Sharon Cunningham at Douglas County. Ms. Elkins reported that she had spoken with Janet Herman at Douglas County about the restrictions for the design and presented a copy of the drawing that was available at the time. Director Irish will share any additional information he receives with the Board.

IREA Easement Update: Ms. Elkins reported that Director D'Ambrosio has signed the letter agreement which she will forward and payment should be forth coming.

Timbers Creek Update: Ms. Elkins reported that she met with Janet Herman, Douglas County Engineering to discuss the IGA with Douglas County and Urban Drainage. Ms. Elkins asked about the ability of ICON Engineering being designated to do the study for upgrading and remediation since ICON has all the data from the inventory and recommendations done for HPF which would likely result in a significant savings to all parties. Ms. Herman indicates that she would have no problem with ICON being designated as such. Ms. Elkins also informed Ms. Herman that the amount of funds that HPF allocated for the design phase was based upon the concept presented earlier of \$25,000. Ms. Herman indicated that she would advise Brad Robenstein, DC Engineering, to make that change. Rick Nelsen, Troy Carmann, Brad Robenstein, Kevin Black and a representative of Urban Drainage met on July 10, 2017 to discuss

the need for repairs and/or changes to the drainage facilities. The conclusion was that HPFMD should not do any further remediation because it would not be prudent and may have to be redone when the new design is implemented. Director Nelsen agreed to follow up with Mr. Carmann to discuss any possible short-term remedies to help with tree preservation by relocating the sediment.

School District Property: Mr. Black reported the work that has been done on the property in terms of seeding. He reported that the property is not very level and needs some regrading. The regrading will improve the appearance and allow for easier maintenance and better use of the property. Director Simmons reported that he spoke with Dave Perkins, representative of the developer, and there may be some trees available for placement on the property. Mr. Black felt the regrading and seeding could be done for less than \$5,000. Following discussion and review, Director Simmons MOVED and Director Nelsen SECONDED a motion to allocate the expenditure of up to \$5,000 to grade and seed the property if the DC School District and Douglas County approve the same. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Roger Christiansen, Filing 26, HOA indicated that the property looked so much better since Mr. Black mowed and seeded. The HOA would like to see improvements at the entrance to the filing across from the School District property as well as at the corner on the School District property. The HOA would be open to contributing to the landscape and improvement of the entrance. Mr. Christiansen will work with the HOA to present a plan. He will meet with Director Simmons and Kenny Black to work on the proposal.

5310 Pinyon Jay Encroachment Easement: Ms. Elkins presented a form of Revocable Easement which the Board reviewed. Following discussion and review, Director Wiechman MOVED and Director D'Ambrosio SECONDED a motion to approve the easement and authorized President D'Ambrosio to sign the easement as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Simmons voted "AYE" and Director Irish voted "NAY". The motion was declared PASSED.

Haack Property on Scenic Drive mitigation: Ms. Elkins reported that the mitigation plan is supposed to be started and completed today. Director D'Ambrosio and Kenny Black will monitor.

Goats: Ms. Elkins reported that the contractor was having trouble complying the requirement that he provide a Certificate of Insurance. It is unknown whether he will be able to provide goats.

Update of Free Lending Library: Director Wiechman presented a picture of the box and indicated that he would work together with the Vickers' children to get it mounted on the shelter's column at the park.

Bob Cavallo indicated that he had some suggestions for improvements at the pocket park further up Owl Roost to have the improvements currently there replaced. The new improvement

would be like another location, using river rocks instead of mulch. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to spend an amount not to exceed \$5,000 to employ JR Sprinkler improve that area. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Pond Lights: The Board discussed the installation of pond lights and the possibility of having no colored lights except for special events and/or holidays. Generally, the comments have been positive. Mr. Collins was directed to reimburse Director Simmons, who advanced funds to complete the project, in the amount of \$1,292.90.

New Business:

Golf Cart Path: The Board next discussed the improvement of the golf cart trail since it appears that children and other members of the public use the trail to gain access to the Pinery Country Club to walk to the pool or clubhouse as well as the residents that use the path for golf cart access to the golf course. The Board decided to remove the gate as it has been ineffective to monitor the usage. The Board will consider it a multi-purpose path for bicycles, walking and golf carts. The Board will consider the costs and availability of funds for next year. The golf cart users will be asked to contribute to paving the path or some other surface treatment.

Trees: Director Nelsen presented the Board with an assessment completed by High Prairie Tree and Turf regarding the trees and the need to spray. He indicated Mr. Hardy recommended some tree diversification should be considered though not many varieties are available for this area that are appropriate. It is likely that frequent watering of the transplanted trees during the establishment period will be required. He also reported that he spoke to the Colorado State Forest Service district office in Franktown and there has been no reporting of significant infestations of insects dangerous to the trees in the area but there is funding available should the need arise. Director Irish MOVED and Director D'Ambrosio SECONDED a motion to authorize Director Nelsen to continue monitoring the need and if it appears the trees are in peril, authorize Director Nelsen request a second spraying if he finds it necessary. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

The Board also considered the suggestion to provide irrigation to the trees at the new retention pond near Pinery Parkway and Democrat Rd. Director Nelsen MOVED and Director Wiechman SECONDED a motion to spend an amount not to exceed \$2,500 to have JR Sprinkler tap into existing water lines to run a drip system to the trees. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Manager's Report: Kenny Black reported as follows:

- Dave Perkins indicated that a homeowner wanted to vary a projected walking path from the current plans. The Board requested that Dave Perkins and the future homeowner

come to the next meeting to present their position.

Other Business:

Entryway Improvements: Bob Gall presented a couple of drawings for improvements to the entryway at Parker Road and South Pinery Parkway prepared by Mary Shelton. The Board asked about costs but Mr. Gall did not have any cost estimate to present. The Board requested the estimate be provided along with some pictures of the plantings being suggested. The Board also requested some input as to maintenance costs and whether Ms. Shelton had plants that could survive the chemicals often used on snow and ice along the Parkway.

Mr. Gall also mentioned a tree on Songbird that was apparently dying from the top down.

Adjournment:

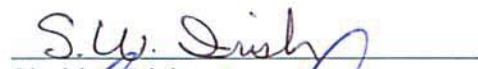
There being no further business to come before the Board of Directors, the meeting was adjourned at 10:50 AM. The next regular meeting is scheduled for August 2, 2017 at 8:00 AM at the Water District. Ms. Elkins indicated that she is out of town until August 16, 2017. The Board will continue the August 2, 2017 meeting until 2PM on August 17, 2017 at the Water District.


Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio

Charles Simmons, III


Sheldon Irish


Merton W. Lechman