

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

August 17, 2017

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, August 17, 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 2:06 PM.

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 was absent and excused from the meeting

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 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 July 13, 2017 regular meeting and the August 2, 2017 continued meeting. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to approve the minutes of the July 13, 2017 meeting as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED.

The Board noted that several professionals and homeowners were present to discuss various matters (VI. A. 10. Entryway Upgrades, VI. A. 2. Speed Mitigation, VI. B. 2. Trees, VI. B. 4., Water District Drainage Easement). Director D'Ambrosio moved and Director Irish seconded a motion to take issues out of order at 2:10 PM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish, and D'Ambrosio voted "AYE."

Entryway Upgrades: Mary Tretten, Landscape Designer, went over the drawings she prepared for Bob Gall for two designs for the Entryway into the District. She brought pictures of the plants she is proposing. Kenny Black indicated that he had spoken with John Juranick of Douglas County and was told that the entryway is on CDOT right of way and would need approval from them and there was a mention of plant height. Bob Gall agreed to work with Mr. Black and Matt Urkoski to set up a meeting with the interested parties to see if there was any objection to the designs presented. Ms. Tretten estimated that either design would cost between \$6,000 - \$10,000.

Speed Mitigation: Larry Lanier and Mary Lowery, residents of the District both appeared to discuss the speed on the Fox Sparrow and Sage Thrasher/Windhaven. Mary Lowery proposed an additional speed reader and Director Irish suggested that there be additional posts along Fox Sparrow to allow an additional location for the speed reader owned by the Filing 24 HOA. The Board then discussed Douglas County's proposal for a median at the entryway on Fox Sparrow. Douglas County is asking for a contribution from the District in the amount of \$19,101 (which is one-half of the Probable Bid Cost). Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to approve the contribution by the District for Douglas County's proposal for a median on Fox Sparrow in the amount of \$19,101. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED

Health of Trees: Colton Hardy of High Prairie Tree and Turf (the company that does fire mitigation, tree spraying and monitors the health of the trees in the District) reported that overall the health of the trees in the District is good. It was noted that there was some evidence of beetle in Filing 32 but it appears contained. Because of the abundance of moisture from rain in the last few weeks, the trees overall are looking healthy. The transplanted trees by the detention pond appear healthy. Two trees planted in Filing 27 have died.

Water District Request to Developer to Modify Filing 29 Plat Tract E/D: Dave Perkins, representative of the Developer, discussed with the Board the Developer requesting a

change in the ownership of a small corner of what is currently a part of Tract D on the Plat. There are currently storm sewer infrastructure for which the District is responsible on that corner along with the Water District water tanks which will periodically drain into the District storm water facilities. The Water District will continue to own Tract D and the small corner will become Tract E which will be owned by the District. Mr. Perkins has discussed this with the District's engineer who advised Mr. Perkins that there would be little or no impact on the District's drainage facilities. The Board agreed to the change to the Plat upon Ms. Elkins getting written confirmation from the District Engineer, Troy Carmann, ICON Engineering.

This concluded the issues taken out of order. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to return to regular session at 3:10 PM. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$8,287.52, for invoices in the amount of \$72,960.83 for the period ending August 1, 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 August 17, 2017. Following discussion and review, Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to accept the financial statement as presented, approve payment of the invoices currently due in the amount of \$72,960.83, ratify the payment of invoices for the period ending August 17, 2017 for \$8,287.52 and for the payment of the directors' fees for the August 17, 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.

Speed Mitigation: Taken out of Order.

IREA Easement Update: Ms. Elkins reported that IREA had paid for the easement.

Timbers Creek Update: Ms. Elkins reported that she received the IGA between Douglas County, Urban Drainage and the District which had the contribution of the District of \$25,000 for the design phase for drainage and flood control improvements. Following discussion and review, Director Nelsen MOVED and Director Wiechman SECONDED a motion to approve the IGA as presented and authorized President, D'Ambrosio and Secretary Nelsen to sign for the District. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED

School District Property: Mr. Black reported Director Simmons had an email authorizing the District to level the property. He will reseed it as necessary.

5310 Pinon Jay Encroachment Easement: Ms. Elkins reported that she received a copy of the recorded revocable easement. This item is complete and will be removed.

Haack Property on Scenic Drive Mitigation: Mr. Black reported that the mitigation appears to be working and because of the moisture the seeds are taking hold. This item will be removed from the agenda.

Update of Free Lending Library: Director Wiechman reported that this was complete and showed pictures of the installed book box. Directors Irish and Wiechman will write a letter of gratitude to the family for their work for the residents of the District.

Trees in Filing 1A: Mr. Black indicated that he will be transplanting trees as they become available.

Entryway Upgrades: Taken out of order.

New Business:

Golf Cart Path: This item was tabled until the next meeting.

Trees: Taken out of order.

Water District Drainage Easement: Taken out of order.

Manager's Report: Kenny Black reported as follows:

- Five street lights have been fixed and replaced with LED lights; there is one more to be completed.

Other Business:

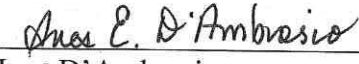
2018 Budget: The Board will not meet in September, so Ms. Elkins suggested that the Board consider appointing a budget officer. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to Susan Elkins as the Budget Officer. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED

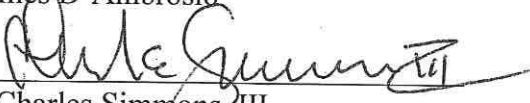
Adjournment:

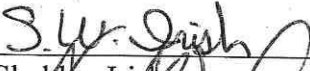
There being no further business to come before the Board of Directors, the meeting was adjourned at 3:55 PM. The next regular meeting is scheduled for September 6, 2017. The Board determined that a meeting is not necessary so that meeting is canceled. The next regular meeting is October 4, 2017 at 8:00 AM at the Water District.


Richard R. Nelsen, Secretary

APPROVED:


Ines D' Ambrosio


Charles Simmons, III


Sheldon Irish


Merton Wiechman