

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

August 4, 2022

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, August 4, 2022, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

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

Also present were:

Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Matt Miller, Grounds Land Manager of the District
Stephen L. Brown of Brown & Taylor, PC, Attorney for the District
Sheldon Irish, Timbers resident and former Board Member

Also present via Zoom/Microsoft Teams were:

Christopher Kroeger, PE, Muller Engineering Company
Athena A. Gomez, Muller Engineering Company
Jim Watt, Watershed Manager with Mile High Flood District
Brad Robenstein, Drainage and Flood Control Engineer with Douglas County
Department of Public Works
Steve Schwartz, Homeowner

New Business:


Timbers Creek – R. Nelsen: A special meeting of the Board was held to discuss this one item on the Agenda, that being the approval of the Phase 2 Recommendations by Muller Engineering Company for the Timbers Creek project. Christopher Kroeger of Muller Engineering Company described the 978 acre basin that makes up Timbers Creek Basin, and that the amount of \$8M to \$10M is necessary to fully address flood control and drainage issues in the

basin. He gave a background of Phase 1 of the project that was completed in 2020. He described the great success of revegetation in the Phase 1 project.

Phase 2 of the project is described in the Memorandum from Muller Engineering Company dated June 29, 2022, which Memorandum is attached to these minutes. The project involves design and construction support services, construction of a small bridge, and channel stabilization and vegetation improvements, and 2023 vegetation maintenance for a total cost of \$825,000. Mr. Kroeger stated that no homes are impacted or in the floodplain corridor. The District's contribution, already paid, to this project is \$50,000. Mr. Kroeger stated that application is to be made in October and construction to occur from December to April, 2023.

Matters discussed by the Board and others included (i) the plan for removal and/or relocation of existing fencing in Phase 1 that protects vegetation from deer, (ii) access to construction through Songbird and/or Sage Thrasher, and trying to minimize disruption to homeowners, (iii) need for loads on bridge from our Land Manager, Matt Miller, (iv) whether the proposed development at 9511 E. Democrat Rd. would affect the project, and (v) the costs associated with FEMA applications necessary for future parts of the project west of Fox Sparrow Rd. Following discussion and review, Director Nelsen MOVED, and Director D'Ambrosio SECONDED a motion to approve the commencement of Phase 2 of Timbers Creek as outlined in the Memorandum from Muller Engineering Company dated June 29, 2022. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

Adjournment: The meeting was adjourned at 10:40 a.m.


Ines E. D'Ambrosio, Secretary

August 2022 Managers Report

-Tree removals for 2022, drought conditions persist causing many trees to be stressed. Several trees remain standing that look very stressed. Unless stressed trees are posing a threat or harboring insects, I am leaving the trees stand to see if they can come back. Several trees have begun to show signs of stress after heat of summer.

-Cleaned detention ponds in Filing 32, and 27. Significant sediment in pond of 27, pond had been cleaned last in November of 2021. ~15 yds of material removed from pond, hauled majority of debris to fill a hole in filing 1 open space. County inspected ponds upon completion and passed. Mowing and cleaning out of several other ponds is underway.



-Discovered lots of graffiti in Tunnel under parkway in filing 1. Looking into graffiti proof paint for tunnel.

-Found several construction debris piles in filing 29 that were left by homebuilders, Dave Perkins has agreed to pay for removal and will bill Richmond.

-Replaced street sign/pole assembly in filing 32 that I believe was run over by a landscaper. Portion of concrete median had to be torn out to replace this post. Fortunately there was no cost to the district for concrete tear out/replacement because I was able to piggy back off Dave Perkins work in filing 31. I installed a sleeve for the sign to prevent a complete tear out in the even this sign is run over again. Estimated concrete cost of \$3500 if required in future (contractor's minimum charge).



-Working to tame areas in Filing 29, ground is rough and difficult to mow. Making minor corrections to make this easier in the future. Richmond left several sewer clean outs sticking 4-6' high along Sunridge Drive that are preventing me from mowing. A few homeowners asked me to mow this area, however I cannot do so with these cleanouts sticking up.



- Spraying of weeds in turf areas and open spaces, weeds have benefitted from the recent rainstorms
- Painted balusters at High Prairie Farms at the Lake trail entrances
- Over seeing park progress in 30B, have requested a few minor changes that contractor has implemented
- Killed wasps at Owl Roost park

-Major irrigation repair to Ponderosa/Timber pt entry way. 1 ¼" mainline was run under ponderosa rd and spliced, which failed and leaked. Contracted JR sprinkler to perform repair due to line being under road. JR installed a Master valve as well to prevent such leak from occurring



-Pond pump died after less than 2 weeks of operation. Supplier states pump was overloaded, however it never tripped the breaker which should have occurred if motor was overloaded. Supplier has replaced motor with different brand at no cost to us other than labor and seal parts to swap the pump head off motor. Installed motor and verified run voltage and current draw, motor is currently performing and drawing power at its specification.

-Completed reclamation of open space damaged by homeowner at 5449 Songbird way. Area was heavily compacted from truck traffic, area was ripped, seed drilled and blanketed. Area has recovered nicely due to rains directly following completion.

-Working with Dave Perkins to understand transfer of filing 31/30B. Recent work has been completed that should allow transfer of property soon

-Worked with Pinery Water to understand ~\$16,000 water bill for Entry Way. The meter stopped reporting correctly last year and we were being significantly undercharged. They recently discovered the meter wasn't reporting correctly, however it had been recording correctly. The \$16000 charge catches us up from last years incorrectly reported usage. Meter has been replaced.