

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

September 2, 2020

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, September 2, 2020, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. The meeting was called to order by President Richard Nelsen at 8:08 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.

The following Directors were present:

Sheldon Irish
Roger Christensen
Charles E. Simmons III
Richard R. Nelsen

Also present were:

Kevin Collins, Accountant, Nancy Bach and Kim Herman of Clifton Larson Allen LLP (CLA)
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Matt Miller, Manager of the District
Bob Gall, Bill Brogan, Ines D'Ambrosio and Gary Ellis, Homeowners within the District

Disclosure of Potential Conflicts of Interest:

Each Director present has signed a disclosure statement which has been duly filed as required by statute. Since all Directors have conflicting interests, it was noted that participation by all Directors is 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 August 5, 2020 regular meeting. Following discussion and review, Director Irish MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the August 5, 2020, as presented. Upon

a roll call vote, Directors Nelsen, Simmons, Irish and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Mr. Collins reviewed the Financial Statement and Schedule of Cash Position updated as of July 31, 2020 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 of \$47,807.09 and the payment of the directors' fees for the current meeting and the Tour meeting. Following discussion and review, Director Christensen MOVED and Director Nelsen 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 \$47,807.09 and for the payment of the directors' fees for the current meeting and the Tour meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedule are attached to these minutes.

Old Business:

Timbers Creek Update: Fall plantings are completed. In prior meetings the issue of road damage on the Songbird and Chickadee cul-du-sacs was discussed. The structural damage has been fixed but there are still some cracks and the appearance of the road has been damaged. Director Nelsen reported that essentially the contractor, Naranjo, has done the work required by the Stakeholders to restore the road. The Board heard from Bob Gall, homeowner along the road damaged. He noted that the road isn't restored to the condition it was in before the road was used for heavy construction equipment access to the project area. The patch work (new asphalt) is darker and there also are cracks in the road that were not there prior to the construction. UD is offering that the contingency and maintenance funds be used to address the homeowners' concerns. Douglas County has not indicated its position. The District Board members are concerned with using funds that are reserved for maintenance and contingencies and potentially for future work along the Creek. The Board feels that diminishing those funds would mean less funds for maintaining the very costly work done and future work that is likely necessary to prevent erosion and damage along the Creek and potentially homeowners' properties. The restoration work on the road is not as crucial as the road is not functionally or structurally compromised.

The Board agreed to get input from Douglas County as they typically have responsibility for damaged roads. Director Nelsen will be in contact with Brad Robenstein and schedule a meeting for Mr. Robenstein and someone responsible for the roads to come and look at the patch and damage to get their input as to whether the damage needs to be repaired. This matter will be addressed at the next meeting.

Matt Miller discussed the maintenance and watering monitoring that he has been doing. The openings along the fence continue to be left open or not completely closed. Mr. Miller has

been notified of deer inside the fence but by the time he gets there, the deer have been able to get outside the fence. He believes that it is likely that the subcontractor's workers have not properly secured the gates.

Entryway Rock Wall Improvements: The last entryway wall to be rebuilt is on Sage Thrasher and So. Pinery Parkway and it is on the contractor's list to do. The rock borders around the pump stations also need to be repaired or replaced as well as some damage at the Fox Sparrow entryway. Mr. Miller will ask the contractor to look at those and provide a bid. Nothing else to report at this time.

Tree Planting: The proposed seven maples will be planted this fall, probably before the October meeting.

Street Signs: Mr. Miller has essentially finished this project except for a few "no outlet" and "dead end" signs. This item can be removed from the agenda.

School District Property: The Board discussed the status and determined that there has been some homeowner push back on the project and no movement by Douglas County, this matter be removed from the agenda and abandoned at this time. Ms. Tidler (homeowner complaining about the site) was referred to the County. The County Commissioners hold title to the property for the benefit of a school site. Mr. Miller will continue to maintain the trees and plant trees planned for planning this fall and will mow the space as needed.

New Business:

Contact the District & Website Usage: Ms. Herman indicated that usage was up 56%. There were three contacts and the issues resolved.

Bench Vandalism: Mr. Miller reported that the bench had been reinstalled and with more secure mountings.

Referrals from County: Ms. Elkins reported that she received referrals regarding a 5G cell tower on Water District Property adjacent to the District and a minor amendment to a Service Plan from an adjacent special district. No comment was necessary.

Horse Statue: Ms. Elkins reported hearing from Jeff Kroll, manager of HPF Filing 1A HOA, regarding the entryway (Singletree) with the horse statues. Homeowners were moving forward with repairs and restoration and wanted the District to pay for it. Mr. Kroll was advised that the HOA had given the statues to the District and that the HOA does not have the right to do anything with the statues or the entryway and advised that Mr. Miller had scheduled repainting the statues in the fall and looked at the lights and will be refurbishing the light fixture. Ms. Elkins will contact Mr. Kroll to see if the homeowners prefer dark brown or black color for the horses.

2021 Budget Appointment of a Budget Officer: Ms. Elkins suggested that the Board consider appointing a budget officer. Following discussion and review, Director Irish MOVED and Director Christensen SECONDED a motion to appoint Kevin Collins as the Budget Officer. Upon a roll call vote, Directors Nelsen, Simmons, Christensen and Irish voted "AYE." The motion was declared PASSED. The Budge Hearing will be scheduled for the November 4, 2020 meeting.

Homeowner ATV Damage to Open Space: Richard Garcia, owner of 5449 Songbird, has allowed his children to drive an ATV on open space damaging the natural grasses. Mr. Miller placed flags along the property line between the Garcia property and the open space and spoke with him and advised him that he was on District property and the ATV traffic was damaging the fragile natural vegetation on the District open spaces so any ATV activity on District property must stop. Mr. Garcia indicated that he believed that he owned the property to the road. The Board directed Ms. Elkins to send a letter to cease and desist from damaging the open space and provide the portion of the plat map showing his lot in relation to the road and requesting compensation for the reclamation work.

Manager's Report:

See report appended to these minutes.

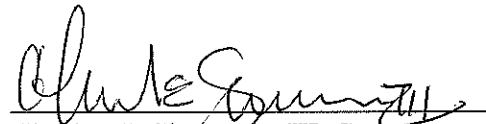
Other Business:

Board Positions: The Board discussed a replacement for Mert Wiechman who tendered his resignation at the last Board meeting. Ms. D'Ambrosio indicated a willingness to accept an appointment to a position. Following discussion and review, Director Christensen MOVED, and Director Irish SECONDED a motion to appoint Ms. D'Ambrosio as a director to fill the vacancy left by Mr. Wiechman's resignation Upon a roll call vote, Directors Nelsen, Simmons, Irish and Christensen voted "AYE". The motion was declared PASSED.


Ms. Elkins reminded the Board that in 2021 Directors Nelsen, Irish and Christensen would be term limited and Ms. D'Ambrosio's appointment as a Director will also end at the May 2021 election. If Director Simmons moves, as planned, his position would also be up for election. That would mean that there would be 3 positions for a 4-year term and 2 positions for a 2-year term to allow staggering of the terms.

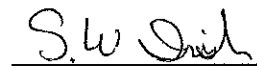
Susan Elkins: At the August meeting Ms. Elkins reported that she was closing her office and indicated that she would be willing to continue representing the District so long as she can appear virtually (video conferencing) at the meetings as she will be spending time in HI. The Board discussed the situation and indicated that given her long history with the District (since 1989) that they would be willing to continue with her representation as described. Ms. Elkins will be looking for a long term replacement.

Adjournment: At 10:00 AM the meeting was adjourned. The 2020 tour meeting is scheduled immediately following this adjournment. The next regular meeting is scheduled for October 7, 2020 which will be outside on the patio of Director Christensen's home, located at 9140 Windhaven Drive, Parker, CO 80134 or in his home if the weather is inclement as social distancing can be maintained in his great room. Due to the likelihood of cooler temperatures, the Board scheduled meeting for 9AM.


Charles E. Simmons, III, Secretary

APPROVED:


Richard R. Nelsen


Sheldon Irish


Roger Christensen