

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

**May 1, 2019**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, May 1, 2019, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 8:01 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:

Richard R. Nelsen  
Mert Wiechman  
Sheldon Irish  
Charles E. Simmons III

Roger Christensen was absent and excused from the meeting

Also present were:

Wendi McLaughlin of Clifton Larson Allen LLP (CLA), accountants for the District  
Kevin Collins appeared via phone for part of the meeting  
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District  
Matt Miller, Manager of the District  
Kenny Black, Manager Consultant of the District  
Troy Carmann, ICON Engineering, Engineer for the District  
Melanie Robins, Ines D' Ambrosio, Betty Coll and Bob Gall, homeowners in the District

**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 April 8, 2019 meeting. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to approve the minutes of the April 8, 2019 meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, and Simmons voted "AYE." The motion was declared PASSED.

**Payment of Bills:**

Ms. McLaughlin reviewed the April 30, 2019 financial statement with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount of \$35,785.95 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Simmons MOVED and Director Wiechman SECONDED a motion to approve payment of the invoices currently due in the amount of \$35,785.95 and for the payment of the directors' fees for the May 1, 2019 regular meeting. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedules are attached to these minutes.

**Old Business:**

**Signage for America/Richmond Homes/Berkeley Homes/Toll Brothers/The Timbers Development/Trent Getsch – ReMax Alliance:** Ms. Elkins reported that all of the signs were up and that the suggestions of the Board regarding height and location were followed.

**Timbers Creek Update:** Director Nelsen reported that he was frustrated as things seem to be stalled and that Muller (engineers doing the design study) have not provided a clear direction for what work should be done this fall. The Board is concerned that time is running out for being able to timely get some remediation work done this year. It appears that the Engineers are unable to make recommendations because of the need for a meeting of the stakeholders which has not yet happened. Multiple requests for Board updates have been declined by Muller.

Troy Carmann reported that a decision has not been made on whether a CLOMR (Conditional Letter of Map Revision) is needed for the reach at the lower end of the stream where there is the biggest concern by homeowners. This decision will need to be made by DC with the agreement of UD. Director Irish stated his concern that there is no schedule or designation of priorities to lead to construction this fall and there is no schedule showing the tasks needed to be completed to be ready for construction and he has little confidence that

construction will be able to be completed this fall. Other board members expressed their frustration with work done thus far. Director Wiechman vehemently stated that he is opposed to “letting the stream decide” which was one of the design approaches being considered. Director Simmons noted that financially the District is a small player but the homeowners in the District are the ones most impacted. He posited that the Board may need to determine that the limited funds that the District has available may be better spent on remediation. Mr. Carmann pointed out that if the District takes that tack, DC and UD will not maintain it. He agreed that the bidding process will take time and it needs to get started if work is anticipated in the fall. Director Irish again stated that there is no timeline that would keep this project on track for remediation work in the fall. Director Nelsen indicated that it appears that at this time the meeting of the stakeholders is necessary to move forward. He agreed to let the stakeholders know of the District’s frustration and concerns. Mr. Carmann noted that the engineers need direction from UD and DC on which project to design. Bob Gall stated that a task list/flow chart with deadlines would be helpful. Director Irish also wanted Director Nelsen to push for a community meeting after the stakeholder meeting.

**Filing 31 Erosion Meeting at DC:** While Mr. Carmann was present, the Board took the matter of Filing 31 drainage issues out of order. Mr. Carmann discussed the April 17, 2019 meeting with DC, the developer and the District. Director Nelsen, Ms. Elkins and Mr. Carmann attended the meeting representing the District. It appeared that DC supported the proposals of the developer to get involvement of the homeowners in the Pinery adjacent to the easements and/or open space of DC and the District to help protect the homeowners’ property. Mr. Carmann opined that the proposals of the Developer seemed to be appropriate. Director Wiechman pointed out that while the onus is on the Developer and oversight is by DC, the District needs to be vigilant to be sure that the erosion control is correctly installed and working properly before final acceptance by DC and the District taking over responsibility for the maintenance.

**HPF at the Lake Tree Damage:** It was also noted that Betty Coll, a homeowner in the District, was present to discuss the HPF at the Lake tree damage. Her home abuts the open space where the cottonwood trees were vandalized. Director Irish indicated that he, a homeowner in the filing, and Matt Miller walked door to door to homes whose views would be obscured by the trees to determine if anyone had seen the vandal that cut down the trees. No one had any information. Unfortunately, the door to door date had been publicized on NextDoor so if someone wanted to avoid being contacted, they could conveniently not be home. Ms. Coll also asked if the Board would turn a negative into a positive and replant the trees. Initially the HOA offered to partner with the District on the costs of planting but later declined to support that. It is unclear if the homeowners in the area even support any planting of trees in the open space. Mr. Miller has already been to the property and used the wood chipper to clean up the branches and trunks. The Board recommended that Ms. Coll work with the homeowners and the HOA to get consensus and send a letter to the District Board reflecting their position on tree replacement and any proposal for cost sharing.

The Board discussed whether offering a reward would be appropriate. Directors Simmons and Irish agreed to take responsibility to create a proposal to offer a reward for any information that leads to an arrest and conviction of anyone who vandalizes any District property.

The Board returned to regular meeting order.

**Security Coalition:** Director Irish received a report on April 19, 2019 indicating that there were 3 traffic stops and 1 ticket issued. The patrol had to respond to a medical assist so the patrol was interrupted. He will set up a patrol for late May and contact Deputy Adams. Ms. Robins suggested that it be around graduation.

**School District Property:** Director Simmons noted that Mr. Miller had moved additional trees (approximately 15 new) to the property. Mr. Miller will use his drone to take pictures and he will bring them to the next meeting. Director Simmons, Mr. Miller and Mr. Black will mark a potential walking path.

**Entryway Beautification:** Ms. Elkins reported that she had not received the final proposal for the work to be done. The plan is to start May 8, 2019. Mr. Gall agreed to contact JR Sprinklers and request the completed contract be submitted to Ms. Elkins.

**Damage by DC Snow Plows to District Property:** Ms. Elkins she had received an email asking whether DC should pay the District or the contractor. Ms. Elkins reported that she gave them Miller Land Management's address to pay directly.

**New Business:**

**Contact the District & Website Usage:** Ms. McLaughlin reported that one contact had to do with the tree damage already discussed. There was an inquiry from 9News for the District to comment on the damaged trees at HPF at the Lake, but that seems to have died. Another one requested sidewalk work on Pinyon Jay. Mr. Black reported that it is classified at the lowest priority but suggested that the homeowner be referred to DC Public Works.

**Filing 27 Erosion Damage:** Mr. Miller reported that the work in Filing 27 is still the responsibility of the Developer and that the County will be looking to the Developer to do the repair work.

**Update to District Map:** Ms. McLaughlin indicated that there was no update yet but will follow up with her work and talk with Director Simmons and Mr. Black to get the proposed pathways.

**Comcast Easement:** Ms. Elkins reported that Comcast is putting an underground cable for services in Filing 32 and needs an easement for the cable. Ms. Elkins reviewed the contract

and Director Nelsen looked at the map. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to approve the easement as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, and Simmons voted "AYE." The motion was declared PASSED.

**Reschedule Tour:** Given the inclement weather the Board canceled the Tour and rescheduled it for May 7, 2019 at 10:00 AM commencing at the Maintenance Building.

**5188 Morningside Way, Filing 24A:** There was damage done to District open space when a contractor that was cutting down trees for the homeowner drove over the open space to gain access to the back yard to access the trees. Mr. Miller believes it is Matt's Tree Service. Director Simmons agreed to support the discussion to get the homeowner or contractor to restore the open space.

**Uncommon Solutions Invoice:** Ms. McLaughlin presented an invoice for Website maintenance for \$150 per month which is a reduction from last year's contract. Ms. McLaughlin indicated that there was benefit to the District and the Website is functioning well. Following discussion and review, Director Nelsen MOVED, and Director Irish SECONDED a motion to approve the invoice as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman, and Simmons voted "AYE." The motion was declared PASSED.

**Manager's Report:** Matt Miller reported as follows:

- All the snow removal damage done by Douglas County has been repaired
- Mr. Miller has mowed the turf areas twice since taking over in March
- Mr. Miller was directed to look at battery operated irrigation clocks for saving monthly fees charged by IREA. Thus far he has found no viable and less expensive alternative.

**Other Business:**

Ms. Elkins reported that she has requested updated Plats from the Developer. Director Wiechman will make copies for the Directors. She also reported getting the signed letter agreement from the new owners of the Hiatt property on Majestic Oak that just sold for the maintenance and watering of the landscaping and trees in the open space behind the property.

The Board discussed a letter to the HOA's regarding open space and using it as access. Director Irish offered to draft the letter

It came to the attention of some board members that there is a plot of land on Parker Road south of S. Pinery Parkway zoned commercial. The Developer filed a presubmittal letter with

the County to determine what would need to be done to develop the property. It was scheduled to expire shortly and no action was taken.

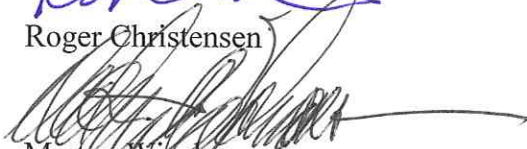
**Adjournment:**

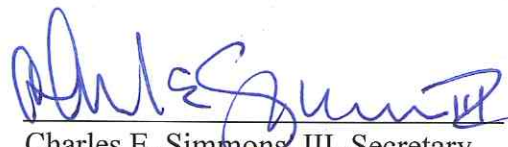
There being no further business to come before the Board of Directors, the meeting was adjourned at 10:40 AM. The next meeting is scheduled for June 5, 2019 at 8:00 AM at the Water District. The Tour was continued to May 7, 2019 at 10:00.

  
Richard R. Nelsen

  
Sheldon Irish

  
Roger Christensen

  
Merton Wiechman

  
Charles E. Simmons, III, Secretary

APPROVED: