

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

December 12, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, December 12, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

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

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA) , District Accountant (via Zoom)
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Stephen L. Brown of Hamre, Rodriguez, Ostrander & Prescott, P.C., Attorney for the District
Matt Miller, Director of Operations of the District
Bob Gall, Timbers resident and member of HOA Filing 24

The meeting was called to order at 9:02 a.m.

Disclosure of Potential Conflicts of Interest:

None of the Directors voiced any conflicts of interest with respect to any items listed on the agenda.

Approval of Minutes: Each Director acknowledged receipt of a copy of the minutes of the November 14, 2024 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Farrell SECONDED, a motion to approve the minutes of the November 14, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter and Farrell voted "AYE". The motion was declared PASSED.

Payment of Bills and Financial Statement: Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through the end of October, 2024, and reviewed the payments of claims on the disbursement schedules for the month of October,

2024, which documents were distributed via email prior to the meeting. She mentioned that the Certification of Mil Levy was filed with the Douglas County Treasurer's office. Ms. Bach entertained questions from certain members of the Board regarding the same. The disbursement schedule was reviewed at the meeting for invoices paid through December 13, 2024, in the amount of \$88,232.73 (the "December Claims"). Following discussion and review, Director Christensen MOVED, and Director Farrell 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 claims of \$88,232.73, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED.

Dazzio & Associates, P.C. Engagement Letter to Prepare 2024 Audit: Mr. Brown, and Ms. Bach discussed the Dazzio & Associates, P.C. engagement letter regarding the 2024 audit. Following discussion and review, Director Van Meter MOVED, and Director D'Ambrosio SECONDED, a motion to approve the engagement letter to be signed by the District's President. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED.

Old Business:

Flock Safety Crime Prevention: Ms. Odewumi said that there are no updates as she has received no new crime information from the Douglas County Sheriff's Office.

Traffic Patrols: Director Nelsen stated that he had nothing new to report.

Pinery 40 Rezoning Application: Director Nelsen stated that the developer has again postponed public meetings on this application. The DCBOC meeting is now scheduled for January 28, 2025.

Metro District Future Meeting Space and Maintenance Building Project: Mr. Miller explained how the Location and Extent application was approved by the Douglas County Planning Commission at its December 2, 2024 meeting. He said that the next step was to obtain from the Farnsworth Group plans for the project so that the District can obtain bids for the construction of the building. Mr. Miller stated that he did not yet have a cost estimate for the project.

Entryway Signage on Fox Sparrow: Mr. Miller stated that building materials for the sign have been ordered and that construction would commence in January.

Self Storage and RV Storage Application (SP2024-085): Mr. Brown stated that he spoke by telephone with principal Don Siecke, and that all agreed that a perpetual easement for the entry area should be entered into. Director Christensen mentioned that he had also spoken with principal Steve Small about the matter and also received verbal support for the item.

New Business:

Adoption of Election Resolution calling for the 2025 Regular District Election and Appointing a Designated Election Official: Mr. Brown presented the Election Resolution calling for the 2025 Regular District Election and Appointing a Designated Election Official, with Stephen L. Brown being appointed as the Designated Election Official. Following discussion, Director Nelsen MOVED and Director Farrell SECONDED a motion to approve the Election Resolution for the 2025 Regular Election and appointing Stephen L. Brown as the Designated Election Official. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Manager's Report: Mr. Miller reviewed his report with the Board. There was much discussion about tree removal over the last few years, and ideas of planting new trees, and water issues related to the planting of new trees.

Other Issues and Homeowner Comments:

None

Adjournment: The meeting was adjourned at 10:50 a.m.

Ines E. D'Ambrosio, Secretary