

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

February 9, 2023

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, February 9, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

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

Also present were:

Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant
Celeste Terrell of Clifton-Larson Allen LLP (CLA)
Matt Miller, Grounds Land Manager of the District
Stephen L. Brown of Brown & Taylor, PC, Attorney for the District
Bob Gall, Timber's Resident and President of HOA Filing 24
Richard and Amy Hurelbrink, Timber's Resident of Filing 22
Nancy Hersman, Timber's Resident and President of HOA Filing 29B

The meeting was called to order at 9:03.

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 December 8, 2022, regular meeting. Following discussion and review, Director Farrell MOVED, and Director D'Ambrosio SECONDED a motion to approve the minutes of the

December 8, 2022, as presented. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.

Payment of Bills: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position updated as of August end, and payment of claims on the disbursement schedule with the Board and answered any questions. She mentioned that the expenses are in line with the YTD budget. The disbursement schedule is for invoices currently due in the amount \$119,720.25, and the payment of the directors' fees for the current meeting. Following discussion and review, Director Van Meter MOVED and Director Christensen 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 \$119,720.25 (for December and January), and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Ms. Bach then mentioned that a draft of the annual audit was completed by Dazzio & Associates, P.C. The Auditor would be presenting an unqualified (or clean) Audit Report. CLA will file the Audit Report with the State Auditor's Office. Following discussion and review, Director Van Meter MOVED and Director Christensen SECONDED a motion to accept the Audit Report, pending a clean opinion and review by Directors Van Meter and Christensen. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Traffic Patrols: Director Nelsen said there is nothing new to report. There have been no patrols.

Timbers Creek Update: It was stated that Phase 2 construction on the project has begun.

Website Update: Director Farrell stated that there is nothing new to report.

9511 E. Democrat Rd: Director Nelsen stated that he has nothing new to report.

New Business:

Ms. Odewumi and/or Mr. Brown reported that the following matters have been completed:

1. Annual District Letter regarding District boundary map being unchanged was filed with DLG, DC Assessor, Clerk and Recorder and BOCC by January 1, 2023. (CLA)
2. Receipt by Mr. Brown of a Self-Nomination and Acceptance form from Ines D'Ambrosio.

3. Transparency Notice to Electors filed by January 15, 2023. (CLA)
4. Updated Budget filed with DLG by January 31, 2023. (CLA)

Meeting Resolution: Mr. Brown requested a vote to adopt a schedule of meeting dates, times and location. Following discussion and review, Director D'Ambrosio MOVED and Director Van Meter SECONDED a motion to have the District meet in 2023 on the second Thursday of every month, at 9:00 a.m. at 9140 Windhaven Drive, Parker, CO, home of Roger Christensen. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Pinery 40 Development (Former portion of Colorado Horse Park): Mr. Brown gave an overview of the project and explained what portions of the project were already located in the Metro District, which is the majority of the project as depicted by the developer's plan.

Vacant Land Filing 33: Mr. Brown gave an overview of the vacant land and the developer's intent to change the zoning to build some number of high-end residential duplexes. Nothing has been filed with the County to date. He stated that the property is located in the Metro District.


District Meeting Place: Mr. Brown and the Board discussed the need to consider a future meeting place for the District, and the Timbers Sales Center currently located on District property was discussed, as well as the District's maintenance building.

Manager's Report: Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. Highlights of the report were discussion of trees, the drought conditions, tree removals, various diseases affecting the trees, tree spraying, and the relocation of a newer, developer installed mailbox cluster in Filing 32. Chronic ice buildup and poor sun exposure has led to an unsafe situation for postal patrons. Matt is coordinating with the builder to relocate the concrete pad and mailbox cluster. Wind damage to light poles and replacement of light poles near the Parker Rd. entryway was also discussed, and the Board approved \$600 to trim crab apple trees at the entryway median of S. Pinery Parkway.

Other Issues and Homeowner Comments: Homeowners Richard and Amy Hurelbrink explained that they attended the meeting to hear about Pinery 40, as they back to this proposed development.

Homeowner Nancy Hersman discussed removal of erosion control black fencing (Mr. Miller will work to remove), snow removal and mailbox beautification. She also mentioned open space violations of homeowners dumping landscaping materials on- District open space property.

Adjournment: The meeting was adjourned at 11:51.


Ines E. D'Ambrosio, Secretary