

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

April 13, 2023

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, April 13, 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:

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

The meeting was called to order at 9:06.

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 March 9, 2023, regular meeting. Following discussion and review, Director Nelson MOVED, and Director D'Ambrosio SECONDED a motion to approve the minutes of the March 9, 2023, 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. The disbursement schedule is for invoices currently due in the amount \$43,914.84, and the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director Van Meter 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 \$43,914.84, 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.

Old Business:

District Meeting Place Discussion: Mr. Brown and the Board discussed the District's options for a future meeting place when the Christensen home becomes unavailable. Options discussed were use of the existing Timbers Sales Office, once research regarding the longevity of the office is determined, and the option of building or adding on the maintenance site owned by the District. The Timbers Sales Office is the preferred option at this point. Mr. Brown will research this option further.

Pinery 40 Rezoning Application: Mr. Nelsen discussed the request to place signs regarding this development proposal on District property, and the Board did not wish to change the existing policy of not allowing signs on District property. Mr. Nelsen and Ms. Bach went through the revenue projections of various development scenarios in the Pinery 40 property, with estimates being annual revenues to the District of \$1,936 if no building were done (current situation), \$16,829 if 15 – 2.5 acre lots were build, and \$48,104 if 60 lots were built.

Traffic Patrols: Director Nelsen received an email from Sheldon Irish stating that Sheldon is still working on procuring traffic patrols. Mr. Miller noticed recent patrols on Democrat Rd.

Timbers Creek Update: Mr. Nelsen mentioned that drone videos are available, and that with the recent moisture, the project is currently a muddy, messy project.

Website Update: Ms. Farrell passed around a selection of QR codes to consider with a link to our website. The Board discussed the policy of no stickers on mailboxes, and the balance of communication with the community.

New Business:

9218 Lone Timber Ct.: Mr. Miller and Mr. Brown discussed the Revocable Landscaping Easement proposed to address the unauthorized planting of multiple trees on District property. It was further discussed how past homeowner tree plantings have resulted in added work for the land manger in removing dead and dying trees after subsequent homeowners fail to maintain the trees.

Manager's Report: Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. Highlights were the problems in Filing 29 with homeowner and landscaper dumping of landscaping materials on District property. This is a recurring problem. Rick offered to prepare a draft generic document to describe open space rules and alert homeowner(s) of trespass and subsequent responsibilities. Document would be used by property manager as a "leave behind" notice of open space violation.

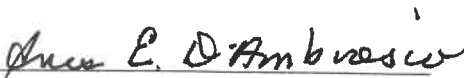
Homeowners at in Filing 29 requested walking path connection from end of cul-de- sac to paved trail. Project being considered if recycled asphalt (RAP) is available and HOA in agreement.

5801 Heritage Oak: (Brawer) Landscaping debris in open space most likely from homeowner/landscaper;
Resolution- TBD (Dependent on contact effort from Matt)

5755 Heritage Oak; (Echelkcamp) Pallett of landscape material and debris from homeowner/landscaper; multiple notices found on front door
Resolution- Steve B. to send letter

Other Issues and Homeowner Comments: none

Adjournment: The meeting was adjourned at 11:51.



Ines E. D'Ambrosio, Secretary