

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

**May 5, 2022**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, May 5, 2022, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO.

Prior to calling the meeting to order, attorney Brown, as the Designated Election Official, administered the Oaths of Office to the five members of the Board of Directors for the District, elected (by acclamation), being:

Richard R. Nelsen  
Roger K. Christensen  
Ines E. D'Ambrosio  
Ashleigh Farrell, and  
Rolla Stephen Van Meter.

The Oaths of Office were signed by each new Director, signed by Mr. Brown, and duly notarized. The Oaths of Office were subsequently filed by email with the Clerk and Recorder's Office for Douglas County, Colorado, pursuant to Colorado Revised Statute 24-12-101(3).

The meeting was called to order by President, Richard Nelsen at 9:28 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:

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

Also present were:

Matt Miller, Grounds Land Manager of the District  
Nancy Bach of Clifton-Larson Allen LLP (CLA), Accountant for the District  
Stephen L. Brown of Brown & Taylor, PC, Attorney for the District  
Sheldon Irish, former Board Member and Timbers resident in Filing 23  
Bob Gall, Timbers resident and President of HOA Filing 24  
Michelle Beary, Timbers Resident and President of HOA Filing 24  
Cindy Elbert, Timbers Resident  
Troy Carmann of ICON Engineering, Inc. joined the meeting at 10:15 a.m.

Present by Zoom video screen with sound were:

Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District

Due to their being new people in the room and new Directors, everyone went around the room and made introductions.

**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 April 7, 2022 regular meeting. The Directors decided to continue having the minutes signed by the Secretary only, and not by all Board members. Following discussion and review, Director Farrell MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the April 7, 2022 meeting, 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 May 4, 2022, 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 \$29,509.61, and the payment of the directors' fees for the current meeting. 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 invoices currently due in the amount of \$29,509.61, 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:**

**Traffic Patrols:** Mr. Irish stated that there are no invoices for the last month and that he has nothing to report. He continues to ask for two patrols per month. Directory Christensen thanked Mr. Irish for his good work on these traffic patrols. Ms. Beary offered to put an electronic speed sign on her property.

**Website Update:** Director Farrell discussed her work on the website, and asked that we keep this website update on the agenda for next month. She plans to address policies that need to be updated and mission statement. She will remove and/or clarify snow removal.

Ms. Beary suggested that the District do a newsletter for the community. Mr. Miller suggested that a QR Code be placed on mailboxes so that resident could access District information if interested. Director Van Meter stated that he would invest some time in looking at QR Code options. Director Nelsen mentioned that the District would be willing to invest money in QR Codes.

**Wildfire Discussion:** Director Nelsen mentioned that he forwarded brochures to HOAs.

**9511 E. Democrat Rd. Rezoning and Development Application:** Director Nelsen introduced Troy Carmann of ICON Engineering, Inc., our drainage engineer consultant, for the purpose of addressing the development application and drainage issues with respect to the updated submittals from the developer. It was acknowledged that the density of the project is controlled by Douglas County, but it would be incumbent upon the District to submit a letter of comment as a referral agency concerning the affect of the project on water quality, quality, manner of flow, and affect on Timbers Creek and existing infrastructure. It was suggested that the developer be made to compute actual runoffs and not use an estimate. Following discussion and review, Director Nelsen MOVED and Director Christensen SECONDED a motion to request that Mr. Carmann prepare a comment letter to Douglas County Planning on this project. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

**8458 Windhaven Drive (English):** Mr. Miller stated that he does not know what the homeowner needs from the County. Mr. Miller requested that the outlet area from the pipe be protected with rip rap. He mentioned that the fence was not yet moved to the property line. He is waiting for further direction from the County and homeowner.

**8424 Windhaven Drive (Christian):** The Board directed Mr. Brown to send a letter to the homeowners offering a revocable easement, with fence to be removed in 60 days, and survey and legal costs to be paid for by the homeowners.

**Beautification Project for High Prairie Farms Entrance Signs:** Ms. Farrell gave the Board an update on her work on sign monuments.

**New Business:**

**Election of Officers:** Mr. Brown explained that the Board needed to elect officers for the coming year. A slate of officers was presented to the Board and discussed as follows:

- Richard R. Nelsen - Chair and President
- Roger Christensen - Treasurer
- Ines E. D'Ambrosio - Secretary
- Ashleigh Farrell – Vice President

Following discussion and review, Director Nelsen MOVED, and Director Christensen SECONDED a motion to approve the slate of officers above listed. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, Farrell, and Christensen voted "AYE". The motion was declared PASSED.


**Stipend for President:** Director Christensen brought up the idea of recognizing the extra work done by the District's President and wondered if the Board could authorize an additional \$100 per meeting payment to the President in recognition of this extra work. It was later determined that such a stipend is not permitted by statute, and that Colorado statutes specifically authorize only \$100 per meeting be paid to each Director of a District.

**Manager's Report:**

Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. He mentioned that there was an underground boring for fiber optics occurring, but it was all happening in County or State right-of-way. The Management Report is attached to these minutes.

**Other Business - Homeowner's Issues:** Ms. Beary mentioned that she is investigating with other HOAs the security system called Flock for the purpose of identifying foreign vehicles with license plates from outside the neighborhood. The deer population was discussed, and the complex and controversial nature of dealing with the deer population was acknowledged.

**Adjournment:** The meeting was adjourned at 12:16 p.m.

DocuSigned by:  
  
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Ines E. D'Ambrosio, Secretary