

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

**September 14, 2023**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, September 14, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen  
Roger Christensen  
Ashleigh Farrell  
Steve Van Meter

Ines E. D'Ambrosio was present by telephone

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant (by Zoom)  
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District  
Matt Miller, Grounds Land Manager of the District  
Stephen L. Brown of Brown & Taylor, P.C., Attorney for the District  
Brian M. Taylor of Brown & Taylor, P.C., Attorney for the District  
Bob Gall, Timber's Resident and member of HOA Filing 24

The meeting was called to order at 8:41 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 August 10, 2023, regular meeting. Following discussion and review, Director VanMeter MOVED, and Director Farrell SECONDED a motion to approve the minutes of the August 10, 2023, as presented, with one correction changing spelling in last paragraph to walking of dogs.

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 July end, and payment of claims on the disbursement schedule with the Board and answered any questions. Ms. Bach then reviewed the Financial Statement and Schedule of Cash Position updated as of September end, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices paid for August in the amount \$52,815.63, 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 \$52,815.63, 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:** Director Nelsen mentioned that he spoke with Sheldon Irish, and that he had nothing to report and that there were no patrols since our last meeting. Mr. Sheldon continues to pursue patrols for the Metro District.

**Timbers Creek Update:** Mr. Nelsen explained that he, Troy Carmann, and Steve Brown walked the project, and that Mr. Carmann was impressed with the results he saw. Mr. Carmann stated that the plantings were performing exactly as planned. It was mentioned that going forward, that the Timbers Creek improvements will require \$6M-\$8M to complete. The District will continue to advocate for future improvements. Mr. Nelsen mentioned that any meaningful project will cost, at a minimum, \$1M. In the short term, Mr. Nelsen mentioned that Nationwide permit is already in place allowing work to be performed within 300 feet of a culvert, which should assist our Land Manager with certain maintenance work.

**Pinery 40 Rezoning Application:** Mr. Nelsen stated that he and attorney Brown will complete a referral response letter from the District and will ask Mr. Carmann to supplement his past response in light of project changes.

**Manager's Report:** Mr. Miller presented a verbal management report as most of his comments will be made during the District's tour.

**Other Issues and Homeowner Comments:** There were none.

**Adjournment:** The meeting was not adjourned, but continued as the Directors, Mr. Brown, Mr. Taylor, and Ms. Odewumi departed with the Land Manager for a tour of the District, which tour ended with lunch and Director Christensen's home around Noon.

DocuSigned by:  
*Ines D'Ambrosio*  
88E5DA72A3EF4A9...  
Ines E. D'Ambrosio, Secretary

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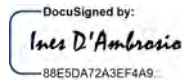
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Ines D'Ambrosio  
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