

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

October 12, 2023

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, October 12, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

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

Roger Christensen was absent from the meeting.

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Matt Miller, Grounds Land Manager of the District
Brian M. Taylor of Brown & Taylor, P.C., Attorney for the District

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 September 14, 2023 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Farrell SECONDED, a motion to approve the minutes of the September 14, 2023 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Van Meter, D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED.

Payment of Bills and Financial Statement: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position as of September end and the payment of claims on the disbursement schedule, as distributed prior to the meeting, and answered questions related to the same. Ms. Bach then introduced the proposed 2024 Budget as developed by Directors Van Meter and Christiansen for the District (the “Budget”), which had been distributed prior to the meeting, and Mr. Van Meter presented certain items related to the Budget and answered questions from the Board related to the same. The Board then discussed, among other things, the upcoming Proposition HH and its potential impact on the budget. The Board then provided input regarding amendments to certain budget items. Mr. Miller then presented to the Board three potential options for tree care in order to determine the appropriate budgeted amount. The Board discussed the options and directed that the Budget be revised to account for the hybrid approach presented by Mr. Miller, in the amount of \$157,000.00. The approved approach included two preventative tree treatments annually.

The Board then discussed, among other things, reserve fund consolidation, and setting up a new reserve for a potential community center. The Board agreed that the District should investigate further the site for the proposed community center for discussion at a later meeting.

The Board then discussed the option of engaging an outside firm to perform a reserve study. Ms. Bach then reviewed the draft budget changes as communicated by the Board. Following discussion of the Budget, the Board reviewed the disbursement schedule for invoices paid for September in the amount \$61,566.98, and the payment of the directors’ fees for the current meeting. Following discussion and review, Director D’Ambrosio 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 \$61,566.98, and for the payment of the directors’ fees for the current meeting. Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D’Ambrosio voted "AYE." The motion was declared PASSED.

Mr. Miller then explained the need for the District to purchase a new mower, and presented a bid in the amount of \$29,760.00. Following discussion and review, Director D’Ambrosio MOVED, and Director Nelsen SECONDED, a motion to approve the purchase of the new mower based on the proposal. Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D’Ambrosio voted "AYE." The motion was declared PASSED.

Mr. Miller then offered to purchase from the District the aging mower being replaced by the new mower to be purchased for his personal use for \$6,800.00, which value was determined by obtaining a third party offer for trade in value. Following discussion and review, Director D’Ambrosio MOVED, and Director Nelsen SECONDED, a motion to approve the sale of the old mower to Mr. Miller for \$6,800.00. Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D’Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Traffic Patrols: Director Nelsen gave an update on patrols since the last meeting of the Board. Mr. Sheldon continues to pursue patrols for the Metro District.

Timbers Creek Update: Mr. Nelsen explained that there were no updates other than routine plant and weed monitoring since the last meeting of the Board.

Pinery 40 Rezoning Application: Mr. Nelsen noted that an update regarding the Pinery 40 rezoning application had been distributed to the Board prior to the meeting. Mr. Nelsen further explained that the 9511 Democrat Road project was going before the Douglas County planning commission, and the Board engaged in a discussion regarding the same.

Manager's Report: Mr. Miller presented his Manager's Report to the Board and discussed various items in his report, which report was distributed prior to the meeting. Mr. Miller answered questions from members of the Board regarding the same, and the Board engaged in a discussion regarding the same.

Other Issues and Homeowner Comments: There were none.

Executive Session: Attorney Taylor suggested that the Board go into executive session to discuss a potential purchase or sale of property pursuant to C.R.S. §24-6-402(4)(a). Director Nelsen MOVED, and Director Farrell SECONDED, a motion to go into executive session to discuss a potential purchase or sale of property pursuant to C.R.S. §24-6-402(4)(a). Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Director Nelsen MOVED, and Director D'Ambrosio SECONDED, a motion to have the Board come out of executive session. Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Adjournment: The meeting was adjourned at 11:15 a.m.

DocuSigned by:
Ines D'Ambrosio
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Ines E. D'Ambrosio, Secretary

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Subject: Complete with DocuSign: HPFMD - Budget Hearing Documents Approved	
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Client Number: A519845	
Source Envelope:	
Document Pages: 12	Signatures: 11
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Natalie Herschberg
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	Minneapolis, MN 55402-1418
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Ines D'Ambrosio
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 Security Level: Email, Account Authentication (None)

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Rick Nelson
 bisnel@msn.com
 Richard R. Nelsen
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	11/16/2023 5:47:43 PM
Signing Complete	Security Checked	11/16/2023 5:48:54 PM
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