

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

**October 13, 2022**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, October 13, 2022, 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  
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

Also present via Zoom was Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant

**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 1, 2022, regular meeting. Following discussion and review, Director Van Meter MOVED, and Director Nelsen SECONDED a motion to approve the minutes of the September 1, 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 \$53,566.84, and the payment of the directors' fees for the current meeting. Following discussion and review, Director Nelson 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 \$53,566.84, 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.

**2023 Budget Discussion:** Ms. Bach explained the draft budget prepared for the Board. CLA will post the upcoming meeting to consider adoption of the Budget for year 2023, to occur at the Board's meeting on November 10, 2022. She mentioned that the Budget is similar to the 2022 Budget, except for the increase in amount to Miller Land Management, Inc.

**Old Business:**

**Timbers Creek Update:** Director Nelsen gave the status of the upcoming project. He discussed the need to monitor the water tables with respect to the project.

**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 his explanation of his work cleaning detention ponds. He explained that all detention ponds are different, and that the County regulates the requirements for cleaning detention ponds. We were cautioned that some of the ponds were getting older and will likely need significant repairs in the future, which will be costly.

Mr. Miller then presented his proposed budget for his contract with the District for 2023. Cost of living increases were discussed, as well as competitive work for land management and expanded areas of responsibilities.

**Executive Session to Discuss Land Manager's Contract:**

Director Farrell MOVED and Director Van Meter SECONDED a motion to for the Board to go into Executive Session for the purpose of discussing the Land Manager's contract. Mr. Miller and Mr. Gall left the meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED, and the Board went into Executive Session at 10:15 a.m.

Director D'Ambrosio MOVED and Director Van Meter SECONDED a motion to for the Board to come out of Executive Session, affirming that no decisions were made and no votes taken. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED, and the Board came out of Executive Session at 10:43 a.m. Mr. Miller and Mr. Gall rejoined the meeting.

### **Discussion and Approval of Contract Amount with Miller Land Management, Inc.:**

Director Van Meter MOVED and Director Christensen SECONDED a motion that the Board approve a contract amount with Miller Land Management, Inc. of \$240,000 for 2023. The Board emphasized the excellent work that Matt Miller and company have been doing for the District and the desire for the relationship to continue.

Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED, approving the monetary amount of the contract with Miller Land Management, Inc., of \$240,000 for 2023. The Board and the District's attorney will make final adjustments to the remainder of the contract. Director Farrell noted for Mr. Miller to come next year with additional costs and inflation built into the contract, and to advocate for needed increases, if any.

### **Return to Old Business:**

**Traffic Patrols:** Director Nelsen stated that former Director Sheldon Irish provided him with a memo from the Sheriff's Department stating that they are raising their rates to \$68/hour. Director Nelsen asked if the Board desired to continue trying to retain patrols from the Sheriff's deputies when possible. The Board stated that it would like for traffic patrols to continue. Director Nelsen also mentioned that the number one surveyed problem in HOAs in the Timbers was speeding, and that the best potential for reducing speeding is traffic enforcement by the Sheriff Department.

**Website Update:** Director Farrell discussed her work on the website. The Board discussed having Directors Christensen and Nelsen work with Mr. Brown to create a policy regarding use, damage, and restoration of open space. Such policy would be added to the website and reduced to a written document to be provided to HOAs and to homeowners when the use of open space is requested or has occurred. The need for the policy is primarily driven by illegal access and damage caused by vehicles (homeowners and contractors) driving and misusing District Open Space.

**Brainstorming of stopping trespassing on Metro District Open Space (fencing/signs):** The Board and Mr. Miller discussed ways to prohibit the unauthorized use of the District's open space.

**8458 Windhaven Drive (English):** Mr. Miller stated that he had not heard anything from the Home Owner at this point but did observe the fence has been moved. He suggested removing this from the Agenda.

**5446 Songbird Rd (Garcia):** Ms. Bach confirmed that Mr. Garcia has paid for the remediation in full. Remove from Agenda.

**5281 Sage Trasher (Reynolds):** Mr. Miller updated the Board on the status of this project, and the email received from the homeowner agreeing to pay for any remediation of open space.

**Beautification Project for Entrance Monuments:** Director Farrell gave the status and suggested that this be removed from the Agenda for now.

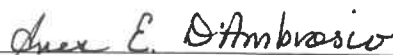
**9511 E. Democrat Rd:** Director Nelsen stated that he has requested additional information on this issue. No updates have been provided through the county to date. The Board discussed the options of a detention pond on the site, or having the development use the District's detention pond.

**Metro District acceptance of Filings 30B and 31:** – M. Miller stated completed and remove from Agenda.

**New Business:**

**Open Meetings law discussion:** Mr. Brown discussed the open meetings statute and the Board discussed the need for communicating information without violating the open meetings law. Mr. Brown will research the concept of electronic communication (emails) and compliance with the open meetings statutes.

**Adjournment:** The meeting was adjourned at 12:20 p.m.

  
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Ines E. D'Ambrosio, Secretary