

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

November 9, 2023

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, November 9, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen
Roger Chrestensen
Ines E. D'Ambrosio
Ashleigh Farrell
Steve Van Meter

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
Stephen L. Brown of Brown & Taylor, P.C., Attorney for the District
Ed Likman, Resident and President of Filing 30A HOA

The meeting was called to order at 9:01 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 October 12, 2023 regular meeting. Following discussion and review, Director Nelsen MOVED, and Director Van Meter SECONDED, a motion to approve the minutes of the October 12, 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. Director Christensen abstained since he did not attend last month's October meeting.

Payment of Bills and Financial Statement: Ms. Bach reviewed the Financial Statement and Schedule of Cash Position updated as of October 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 October end, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices paid for October in the amount \$73,264.50, the payment of the directors' fees for the current meeting. Following discussion and review, Director Christensen MOVED and Director D'Ambrosio 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 \$73,264.50, 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 gave an update on patrols since the last meeting of the Board. There was one patrol according to Sheldon Irish, and there were no stops.

Timbers Creek Update: Mr. Nelsen explained that the Board needed to approve and ratify the Amendment 7 to the Timbers Creek IGA. Following discussion and review, Director Nelsen MOVED, and Director Van Meter SECONDED, a motion to approve Amendment 7 to the Timbers Creek IGA, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED.

Pinery 40 Rezoning Application: Mr. Nelsen explained that all comments by referral agencies and the public have been submitted to the County Planning Department, and now the applicant/developer needed to respond to the comments. The next step will be a hearing before the Douglas County Planning Commission.

9511 E. Democrat Rezoning Application: Director Nelsen explained that the Planning Commission hearing had been scheduled. Resident Ed Likman mentioned that the developer had two outreaches to the community, and that the development had been reduced to 12 homes at approximately ½ acre lot per home. There was much discussion about whether, with the reduced number of homes, it would be better for the developer to place detention ponds on its property or become part of the Metro District and use Metro District established detention facilities (ie large detention pond north of property). Mr. Likman was appreciative of the District's referral comment letter to the County. It was discussed that the developer's agent, Manhard Engineering, addressed the District early on, and the District did not entertain including the development as part of the Metro District at that time. There has been no contact since that early meeting despite the change in the zoning request.

New Business:

Metro District Future Meeting Location: Mr. Brown passed out research documents on the existing Timbers Sales Center, and mentioned that use of the property and the construction of the building was applied for by Pinery Joint Venture in February of 2005, that the property was conveyed by Pinery Joint Venture to the Metro District in September of 2005 via plat, and that a certificate of occupancy was granted on the center in 2008. He read through the recorded Plat Note setting forth the requirements and duration of the Timbers Sales Center. A committee was formed from the Board, to include Directors Christensen, Farrell, Matt Miller, and attorney Brown, to address the District's meeting location options, and report back to the Board.

Passing Budget for Year 2024, and Budget Resolutions: Ms. Bach reviewed the full budget prepared for the Board and answered questions posed. It was discussed that the mill levy is currently 12 mills as set by the Board of County Commissioners based on Douglas County's assessed valuation of properties in the District, which assessment occurs every two years. Public Hearing portion of the meeting was called to order at 10:40 am by Director Farrell and SECONDED by Director D'Ambrosio. No public was present and no comments were received prior to the meeting. Director Farrell MOVED to close the public hearing at 10:42 am SECONDED by Director D'Ambrosio. The three Budget Resolutions were reviewed. Following discussion and review, Director Christensen MOVED and Director Van Meter SECONDED a motion to accept the Budget, and to approve the three Resolutions: Resolution to Adopt Budget, Resolution to Set Mill Levies (pending Assessment to be provided in December), and Resolution to Appropriate Sums of Money. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Dazzio Engagement Letter Agreement: Ms. Brown presented the Dazzio Audit Engagement Letter and Request for approval. Following discussion, Director Van Meter MOVED and Director Christensen SECONDED a motion to approve the Dazzio Engagement Letter Agreement. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Amendment of Attorney Contract regarding fees: Mr. Brown requested that the Board consider increasing the hourly rate for attorneys at Brown & Taylor, P.C. from \$250 per hour to \$275 per hour. Following discussion and review, Director Farrell MOVED and Director Nelsen SECONDED a motion to increase attorney fee hourly rate from \$250 per hour to \$275 per hour for attorneys at Brown & Taylor, P.C.. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Adoption of Resolution Establishing 2024 Meeting Dates: Ms. Odewumi presented the Resolution Establishing 2024 Meeting Dates, which meetings are to occur on the second Tuesday of every month, and the location of the meetings at 9140 Windhaven Drive, Parker, CO 80134. Following discussion, Director Farrell MOVED and Director D'Ambrosio SECONDED a motion to approve the Resolution Establishing 2024 Meeting Dates. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

CLA Master Services Agreement and SOWs (Statement of Work): Ms. Odewumi stated that the Master Services Agreement and Statements of Work need to be reviewed and approved. It was discussed that redline changes would be appreciated. She presented the Master Services Agreement and Statements of Work for Public Management Services (Accounting), Payroll (paying the Board), and Public Administration (Management). Following discussion, Director Van Meter MOVED and Director Christensen SECONDED a motion to approve the Master Services Agreement and three Statements of Work from CLA. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Insurance Renewals: Ms. Odewumi discussed the District's insurance coverages. It was decided that the equipment list needed to be updated, and certain coverages increased, as well as securing liability insurance coverage on the Timbers Sales Center. Following discussion, Director Christensen MOVED and Director Van Meter SECONDED a motion to renew insurance coverages, including worker's compensation coverage. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

SDA Membership: Ms. Odewumi discussed the District's need to renew the District's membership in SDA (Special District Association), and the Board agreed. Following discussion, Director Christensen MOVED and Director Farrell SECONDED a motion to renew membership in SDA, instructing Ms. Bach to renew the District's membership. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Bingham Lake Matter: Mr. Brown discussed a letter received by the District, County and Pinery Water District from the landowner of a parcel adjacent to District Property through which a portion of the Bingham Lake public trail runs. Mr. Brown will follow up with Pinery Water and the County Parks and Trails department to investigate what should be done in response to the letter.

Manager's Report: Mr. Miller presented his Manager's Report to the Board and discussed various items in his report, which 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.

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

DocuSigned by:
Ines D'Ambrosio

Ines E. D'Ambrosio, Secretary

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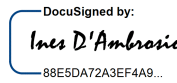
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Signing Complete	Security Checked	12/17/2023 3:10:45 PM

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