

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

December 14, 2023

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

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

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
Bob Gall, Timbers resident and member of HOA Filing 24
Sheldon Irish, Timbers resident

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 November 9, 2023 regular meeting. Following discussion and review, Director Van Meter MOVED, and Director Nelsen SECONDED, a motion to approve the minutes of the November 9, 2023 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, 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 updated as of November 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 November end, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices paid for November in the amount \$80,969.41, 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 \$80,969.41, 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. The Board then discussed recent legislation lowering tax and mil levy and the effect on our budget. CLE explained that the State assessment rate lowered from 6.79% to 6.7%, and the first \$55,000 off the total assessed valuation per residential home. The Douglas County 4% tax reduction was also discussed.

Old Business:

Traffic Patrols: Director Nelsen turned this topic over to Sheldon Irish to discuss traffic patrols. Mr. Irish mentioned that he has been speaking with Officer Adams, and that one patrol was made last month, with no tickets and no warnings. The patrols are on S. Pinery Parkway, Fox Sparrow, and Sage Thrasher. Mr. Irish will continue to work with Officer Adams to try and get more patrols and better reporting. Director Christensen recommended that a review of the traffic patrols and associated costs vs value be discussed at a future Board meeting.

Timbers Creek Update: Mr. Nelsen stated that the District would be getting reimbursed for water expenses, and that there has been no discussion about any new projects involving the creek.

Pinery 40 Rezoning Application: Mr. Nelsen asked Sheldon Irish to provide information on this project from a homeowner perspective. Mr. Irish stated that it has been quiet since September when the referral period ended. There have been no updates from Pinery 40 addressing comments made during the referral period. Mr. Irish stated that he knows of no agreements between the developer and the owner of the Colorado Horse Park regarding detention facilities, or otherwise. He mentioned that the current plan is for 46 homes. Once comments are received, a meeting before the Douglas County Planning Commission will be scheduled.

9511 E. Democrat Rezoning Application: This project was discussed that at the recent Planning Commission hearing, the Planning Commissioners voted 4-3 to recommend denial of the project, stating that the eight development submittal requirements were not fully met.

Several weeks later, the Board of County Commissioners heard the request and voted 2-1 to approve the project, adding the requirement the density not exceed ten dwelling units. The developer will need to meet with the Metro District to work out drainage and detention pond issues. The Board discussed the options of the development using District facilities verses the developer building separate on-site facilities. The pros and cons of incorporating the development into the District was discussed. It was decided that Director Van Meter would reach out to the developer to discuss matters.

Bingham Lake: Mr. Brown explained the two letters regarding the public trail on this privately owned property, the first from the property owner expressing the need to either close the public trail over its property due to liability concerns, or sell the property; and the County Attorney's response letter addressing the issues raised by the property owner. Mr. Miller explained the options for building a trail around the property should it be closed. With regard to the value of the property, it was pointed out that the property owner purchased the property for approximately \$5,000 and that the County was assessing the property with an actual value of \$38,599. Since the public trail is controlled by Douglas County Parks and since the remainder of the trail is on Pinery Water's property, the Board's consensus was to do nothing at this time.

Metro District Future Meeting Location: The Board discussed challenges in using the Timbers Sales center for future meetings. The building is rated as Class C. It was noted that the District needs to obtain from the Timbers Sales center a certificate of insurance showing the District as a named insured, since the sales center is located on District property. It was discussed that a document between the District and the Timbers Sales group outlining the arrangement of having the sales office on District property, aspects of use, and removal costs at the end of use of the building be drafted. Mr. Brown also mentioned that if in the future the District wanted to use the Sales Center for meetings, that it would require a "location and extent" process or application with the County. The Board also discussed the option of adding on to its current maintenance and operation's building off of Democrat Rd., and it was decided that Mr. Miller and Ms. Farrell will work up a sketch plan and some costs associated with such option for our next meeting to consider.

Elizabeth Street Homeowner Drainage Problem: Mr. Miller explained that County requested that the Timbers Developer obtain an estimate for an excavation project to solve the drainage problem experienced by three homeowners on Elizabeth Street. A plan was created and a bid was received by the Timbers developer of \$80,000. Due to the fact that the developer created and sold the lots, the County approved the drainage plan, and some of the homeowners changed the drainage from the plan, that this is a matter between the developer, the County and the homeowners. The District will, however, in the spring reseed and try and grow grass on its property to help mitigate drainage issues. Mr. Miller did mention that one of the homeowners threatened to sue the District over the ongoing drainage and erosion problem.

New Business:

Entryway on Fox Sparrow: Mr. Nelsen pointed out that an entryway feature never got built on the south end of Fox Sparrow when as the road enters the Timbers subdivision, as entryways were built previously at several other entrances to the Timbers, and homeowners have inquired about now building one. Mr. Irish mentioned that this has been a matter of discussion for a long time, but has never happened. The building of an entryway looks to be a new construction project for the Board to consider. Mr. Miller offered to obtain numbers from Oscar (stone mason), looking at different options for an entryway, based on availability and cost of materials, and in a way that conforms to other entryways in the Timbers, which are varied. It is not expected that there will be much if any HOA participation in this project, as this benefits the community as a whole. A discussion with the Timbers 23 HOA needs to be had.

Roof Replacement Estimate: Ms. Odewumi explained her process for selecting a roofing contractor after having reached out to fifteen roofing companies. She is recommending Elk Construction for a price of \$25,951 to replace the roof on the District maintenance building. The amounts of insurance coverage, deductible, retainage, and holdback were all discussed. Following discussion, Director Farrell MOVED and Director Van Meter SECONDED a motion to retain Elk Construction as the contractor for roof replacement. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

Reserve Study Proposal: Ms. Odewumi explained the need for a reserve study to put in place a recommendation for setting aside and creating the proper reserves for Metro District physical property assets, taking into account value, years of remaining life, and replacement costs, and she highly recommended Association Reserves to prepare this reserve study. This company has a good reputation and is widely used in the industry. Following discussion, Director Farrell MOVED and Director Van Meter SECONDED a motion to retain Association Reserves to prepare a reserve study for the amount of \$2,950. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

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: Mr. Irish wondered how long the Master ARC would last. Mr. Christensen stated that once the Timbers build out is complete that the Master ARC should terminate. It was questioned who would then approve home construction and improvement projects.

Adjournment: The meeting was adjourned at 12:39 p.m.

Ines E. D'Ambrosio
Ines E. D'Ambrosio, Secretary