

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

July 11, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, July 11, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen
Roger Chrestensen (departed at 10:45 a.m.)
Ines E. D'Ambrosio (via zoom)
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
Stephen L. Brown of Hamre, Rodriguez, Ostrander & Prescott, P.C., Attorney for the District
Bob Gall, Timbers resident and member of HOA Filing 24

Absent from the meeting were:

Matt Miller, Director of Operations of the District, excused

The meeting was called to order at 9:00 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 June 13, 2024 regular meeting. Following discussion and review, Director Van Meter MOVED, and Director Christensen SECONDED, a motion to approve the minutes of the June 13, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen,

D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED. Director Van Meter abstained due to not being in attendance at the last meeting.

Payment of Bills and Financial Statement: Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through the end of May, 2024, and reviewed the payments of claims on the disbursement schedules for the month of May, 2024, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. The disbursement schedule reviewed at the meeting for invoices paid through July 11, 2024 in the amount of \$47,179.27 (the "May Claims"). Following discussion and review, Director Christensen MOVED, and Director Van Meter 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 May Claims in the amount of \$47,179.27, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Farrell, and Van Meter voted "AYE." The motion was declared PASSED.

Old Business:

Flock Safety Crime Prevention: Ms. Odewumi introduced Alex Graves from Flock Safety to discuss all aspects of the Flock Safety "Sparrow" security system, which is a license plate reading system. The system has the capability to take 12 photos of vehicles coming and going from the neighborhood. The photos would give the make, model, color, etc. of each vehicle. The system is subscription based and currently costs \$2,500 per camera. The numbers of cameras in the District would range from as few as eight cameras to cover just the main arterials, up to twenty-four cameras for complete coverage of all entrances. The number of cameras at each entrance necessary to photo vehicles entering and exiting was discussed. Data is stored for 30 days and then deleted, with the ability for law enforcement to download data during the 30 days. The Board indicated a preference that if such a system were purchased and put in place that it would be integrated with the Douglas County Sheriff, and that the Board would choose to not have access to the data, considered a "hands-off" approach. It was mentioned that homeowners in the District can register to be put on an opt out list for the system. The Board questioned and discussed many aspects of the system from privacy concerns, access to data, ability to service, mechanics of the system, installation costs, replacement costs, use and experience of the system in other neighborhoods (Stroh Ranch, Pradera, and Heritage Hills), liability concerns, and crime levels and the perceived need for the system. The Board asked Mr. Graves to provide the District with a two cost estimates, one with main arterial coverage and one with full coverage. At the conclusion of the discussion, Director Van Meter expressed privacy concerns, questioned why such a system is needed in the District at this time, and expressed opposition to the system being installed in the District.

Traffic Patrols: Director Nelsen stated that he had nothing new to report.

Pinery 40 Rezoning Application: Director Nelsen stated that he had nothing new to report.

9511 E. Democrat Rezoning Application: Director Van Meter stated that there is nothing new to report.

Metro District Future Meeting Space and Maintenance Building Project: Mr. Brown mentioned that the agreement with the Farnsworth Group re: architectural and engineering design services had been signed, a survey was being performed, and that the access easement exhibit needed to be amended.

Timbers Sales Office: Mr. Brown discussed a possible letter agreement with The Timbers Development Group regarding the group's obligation to pay for the removal and restoration of the property at the termination of use by the TDG. Director Christensen stated that he was not sure that the Board needed to do this. After further discussion, no action was taken on the letter agreement concept. The Directors discussed further the possible removal and restoration of improvements and property at the termination of use by Timbers Realty, and how this should be the obligation of Timbers Realty, if and when the improvements need to be removed. The Board also discussed other future possible uses of the property after termination of use as a sales office, such as a community meeting place for HOAs. No decision was made with respect to future uses of the property. The board wants to document that any future demolition and removal of the building and infrastructure is the responsibility of TDG.

Entryway signage on Fox Sparrow: Mr. Nelsen stated that there was nothing new to report, but that Mr. Miller would be putting up a panel to try and determine the best location for the signage.

New Business:

Timbers PD Amendment 32 (Paired Homes): Mr. Brown mentioned that President Nelsen sent referral response letters to Douglas County Planning regarding the two applications concerning the Paired Homes and vacation of Democrat Road, which letters were provided to the Board and are now on file with the County.

Website Accessibility Compliance: Ms. Odewumi explained that the estimated cost to bring our current website (Wordpress - Uncommon Solutions) into compliance with the new web content accessibility guidelines would be between \$23,000 to \$28,000. She mentioned that most Districts in her experience use the WIX website, with a cost of about \$1,000. She recommended not keeping Wordpress and switching to WIX. She also mentioned that our current website only gets about 13 hits per month, some of which may be from CLA. Directors Farrell and D'Ambrosio volunteered to work with Ms. Odewumi on a transition to WIX website. Following


discussion and review, Director Van Meter MOVED, and Director Farrell SECONDED, a motion to approve website switch from Wordpress to Wix. Upon a roll call vote, Directors Nelsen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED. Director Christensen left the meeting at 10:45 a.m., prior to the discussion and vote.

Manager's Report: The Board reviewed and discussed the Manager's Report, which was emailed to the Board by Mr. Miller, who was unable to attend the meeting due to illness. The Board discussed an issue raised in the report about Mr. Miller installing speed bumps to slow down golf carts on one of the trails located on District property.

Other Issues and Homeowner Comments: T

None

Adjournment: The meeting was adjourned at 11:45 a.m.


Ines E. D'Ambrosio, Secretary