

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

**August 10, 2023**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, August 10, 2023, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen  
Roger Christensen  
Ashleigh Farrell  
Steve Van Meter

Ines E. D'Ambrosio was present by telephone

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, PC, Attorney for the District  
Bob Gall, Timber's Resident and President of HOA Filing 24  
Jon Hong Lin, Resident and Board Member of Pinery 29B  
Cindy Elbert, Resident and Board Member of Pinery 29B

The meeting was called to order at 9:07.

**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 8, 2023, regular meeting. Following discussion and review, Director VanMeter MOVED, and Director Farrell SECONDED a motion to approve the minutes of the June 8, 2023,

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 July 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 August end, and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices paid for July in the amount \$66,788.53, and for August in the amount of \$36,289.07, the payment of the directors' fees for the past month and current meeting. Following discussion and review, Director Christensen MOVED and Director Nelsen 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 \$66,788.53 and \$36,289.07, and for the payment of the directors' fees for the past month and 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 mentioned that he spoke with Sheldon Irish, and that there were no patrols since our last meeting. Mr. Sheldon continues to pursue patrols for the Metro District.

**Timbers Creek Update:** Mr. Nelsen stated that the Timbers Creek project is complete and that the vegetation has held up with the rains. Mr. Miller mentioned that the irrigation system is problematic and that he will need to make repairs to the system.

**Pinery 40 Rezoning Application:** Mr. Nelsen stated that he has nothing new to report as the matter has not yet gone to the Planning Commission, so the referral period has not started.

**9218 Lone Timber Ct.:** Mr. Brown stated that he finally received a signed revocable easement agreement from the homeowners and had Mr. Nelsen as President sign the agreement. He will have the agreement further signed by Director D'Ambrosio as Secretary.

**New Business:**

**Unauthorized Mowing on District Property and Unauthorized Dumping and Damage to District Property:** Director Nelsen and Mr. Miller and the Board discussed at length the problems occurring of late on District property regarding unauthorized mowing, homeowner and/or landscaper construction and damage to District property, and options for enforcement and dealing with homeowners.

After much discussion, the summary of what was discussed and decided is as follows:

1. Mr. Miller believes that the matters must be handled on a case-by-case basis, using our various enforcement options.
2. The District shall use Stephanie Odewumi of CLA for notice letters, enforcement assistance, and review of HOA covenants to determine if a method of enforcement exists for destruction of District property. The idea of partnering with the various HOAs for enforcement was encouraged.
3. Mr. Nelsen expressed the need for CLA to also copy the Board President of notices to residents as well as creating a file on each offending address for documentation purposes.
4. Director Nelsen reviewed a possible letter template to offending homeowners that the Board was in favor of using in appropriate circumstances.
5. Mr. Brown discussed legal enforcement of trespass and damage to District property.
6. The Land Manager and Board hope that as construction in new areas is completed, as rain lessens, and as fall approaches, that the above problems will decrease in frequency and severity.

**Elizabeth Street Drainage (3 homes):** Director Nelsen explained the drainage problems experienced by these homeowners, and Mr. Miller explained that these problems are now being addressed by Douglas County Planning and Engineering and Dave Perkins for the developer. He mentioned that building of a swale behind these properties to divert water to the street may be a possibility, a project in which the District will not be involved. The District does not have responsibility or liability for properties affected by historical water flows, designs inadequate to handle water flow, and damage to properties caused by homeowners, builders or developers.

**Majestic Oak Landscape and Drainage Issue:** Mr. Miller explained the homeowner's complaint concerning flooding and damage to landscaping, and that a County representative met with the homeowner to explain the nature of water flow and how it affects property, and that neither the County nor the District were at fault for this.

**Manager's Report:** Mr. Miller's presented his Manager's Report to the Board and discussed various items in his report. The biggest problems for the District and the Manager have been erosion caused by the heavy and unprecedented rains. Mr. Miller mentioned the needs to purchase additional mowing equipment from funds already budgeted. Mowing operations are

becoming more problematic as more homeowners are disturbing District open space and dumping trash, yard debris and landscaping materials in open space.

**Executive Session:** Director Nelsen suggested that the Board go into executive session to discuss compensation and contract matters relating to our Land Manager. Director Nelsen MOVED and Director Farrell SECONDED a motion to go into executive session to discuss compensation and contract matters with our Land Manager. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Director Farrell MOVED and Director VanMeter SECONDED a motion to have the Board come out of executive session, with no decisions made or actions taken. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Director Nelsen and the Board then discussed offering a bonus compensation for our Land Manager as an act of appreciation for our Land Manager and his superior work in dealing with issues this summer in managing our District's property. Director Christensen MOVED and Director Nelsen SECONDED a motion to pay a bonus to Mr. Miller, the District's Land Manager, in the amount of \$15,000. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

**Other Issues and Homeowner Comments:** Mr. Lin asked for confirmation from the Board that District Open Space was open, without permission, to walking and waling of dogs, which confirmation was given.

**Adjournment:** The meeting was adjourned at 12:01.

DocuSigned by:  
*Ines E D'Ambrosio*  
88E5DA72A3EF4A9...  
Ines E. D'Ambrosio, Secretary

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