

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

June 3, 2021

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, June 3, 2021, virtually and at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. The meeting was called to order by President, Richard Nelsen at 9:03 AM.

The purpose of the meeting was stated to be consideration of any and all business that may come before the Board of Directors. Notice of the meeting was duly posted as required by law.

The following Directors were present:

Sheldon Irish

Roger Christensen

Richard R. Nelsen

Ines D'Ambrosio (virtually)

Also present were:

Jordan Honea of Clifton Larson Allen LLP (CLA), Public Manager for the District

Nancy Bach, of Clifton Larson Allen LLP (CLA)

Susan L. Elkins of Susan L. Elkins, L.L.C. (virtually), Stephen L. Brown of Brown & Taylor, PC, attorneys for the District

Matt Miller, Grounds Manager of the District

Steve VanMeter (virtual), homeowner within the District

Disclosure of Potential Conflicts of Interest:

Each Director present has signed a disclosure statement which has been duly filed as required by statute. Since all Directors have conflicting interests, it was noted that participation by all Directors is necessary to obtain a quorum and enable the body to act. None of the Directors voiced any direct conflicts of interest with respect to any items listed on the agenda.

Approval of Minutes: Each Director present acknowledged receipt of a copy of the minutes of the May 12, 2021 Special Meeting. Following discussion and review, Director Nelsen MOVED, and Director Christensen SECONDED a motion to approve the minutes of the April meeting, as presented. Upon a roll call vote, Directors Nelsen, Irish, D'Ambrosio 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 April 30, 2021 and payment of claims on the disbursement schedule with the Board and answered any questions. The disbursement schedule is for invoices currently due in the amount \$91,012.95 and the payment of the directors' fees for the current meeting. Following discussion and review, Director Irish 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 \$91,012.95 and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Irish, and D'Ambrosio voted "AYE." The motion was declared PASSED. The Financial Statement and Disbursement Schedule are attached to these minutes.

Manager's Report:

Director Nelsen suggested that the Manager's report be moved up to the top of the agenda since he sometimes get shorted on time at the end of the meeting. Miller reviewed his report with the Board which is attached to these minutes. High points from Mr. Miller's discussion were as follows:

- The irrigation systems are now on, which have been turned later this season than normal due to the rainfall.
- Liberty Mutual has paid the claim and certain expenses related to the auto damage to the rock wall.
- The dead tree situation will be remedied in the future, and may require the renting of a woodchipper.
- Mr. Miller presented a proposal to the Board to improve portions of the median on S. Pinery Parkway for the estimated cost of \$5,000. Following discussion and review, Director Irish MOVED and Director Christensen SECONDED a motion to pay up to \$6,000 for median improvements as presented by Mr. Miller. Upon a roll call vote, Directors Nelsen, Christensen, Irish, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Timbers Creek Update: Mr. Miller discussed the current problems with the irrigation system of poor design, and recommended at this stage to continue working with the existing system, as problematic as it is. Director Nelsen and Mr. Miller may meet with Urban Drainage

people to do an assessment of plant survival, and which meeting would include discussion on (i) the irrigation system, (ii) replantings, and (iii) weeds.

New Business:

DC Chemicals and effect on trees: Director Nelsen and Mr. Miller met with Rod Meredith, Director of Douglas County Public Works, and Mr. Meredith recognizes the problems with road crews putting salt on roads and its affect on trees, and stated that in the future less salt will be released, and perhaps very little, if at all, in neighborhoods. It was stated that tree problem is caused by salt and not magnesium chloride.

Contact the District & Website Usage: Ms. Honea provided an update to the website usage, noting that the website usage was up. She and the Board further discussed the issue of making sure information from the District was disseminated to the homeowners in the District. The Board noted that it historically had some problems in getting HOAs in the District to pass on information from the District to the homeowners. The District does not have contact on homeowners in the District. The concern is how best to educate the homeowners that there is a District and how it differs from an HOA. Specific mention was made of a system developed from CLA of a QR code to enable homeowners to more easily pull up the District's website and to access information. As an action item, Director Irish volunteered to obtain an updated HOA contact list from CLA, and to contact each HOA to survey with questions concerning their receipt of information, verifying that information is disseminated, and to discover other problems and obtain suggestions to better work with our HOAs. Director Christensen commented that he does not believe that we have a significant problem in disseminating information to homeowners, but that it would be wise to consider doing flyers notifying homeowners of site specific activities. Director Nelsen mentioned the idea of notifying homeowners at property closings of the existence and function of the District. Director Irish mentioned the prior brochure explaining the District and will look for that brochure with idea of replicating it for future use.

Vacant Board Position: Director Nelsen mentioned that he expects that the Board will appoint a new director to fill the existing vacancy at the next regular Board meeting in July.

Traffic Patrols: Director Irish had nothing new to report, but has seen patrol cars in the area.

Meeting Protocols: It seemed to be a consensus that while the vaccinated Board continues to meet in person at regularly scheduled meetings, the Board believes it is helpful to continue to offer virtual attendance into the indefinite future. The question was raised if the sound quality was sufficient, and all agreed that it was.

Reclamation of Open Space Adjacent to 5886 Hidden Oaks (Black): Mr. Miller noted that not much reclamation has occurred at the property, so he will visit with the homeowner.

Rock Wall Destruction and Repair (including sign replacement): Mr. Miller reported that the rock wall, landscaping and sign damaged by an out-of-control vehicle has been replaced and repaired, and the insurance claim paid by Liberty Mutual.

Fence Variance 5670 Heritage Oak Dr.: Mr. Miller provided a signed Letter Agreement from the homeowners (Shankles) to be signed by the President and Secretary of the District, which agreement was approved at last month's meeting.

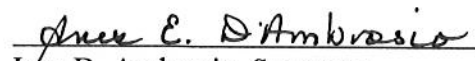
Approve Resolution Establishing Meeting Dates: Ms. Honea presented the Resolution 2021-02-01 establishing 2021 Regular Meeting Dates, Time and Location, and Authorizing Online Notice of Public Meetings. It was discussed that such resolution, once passed, would not prohibit the Board from cancelling meetings should it decide that meetings every month may not always be necessary, in particular over the winter months when less is happening. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a adopt said Resolution. Upon a roll call vote, Directors Nelsen, Christensen, Irish, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Use of special emails for Board Members Discussion: The Board discussed whether it should use personal emails for District business or CLA assigned emails for District Members. It was decided to remove Board member's email addresses from the website. After discussion, it was decided that the Board should probably start using the District emails verses their personal email addresses. It was mentioned that some training will be necessary to make these emails work for everyone.

Other Business:

Director Irish mentioned that one of the Timbers HOA Boards is considering dissolving their Subsidiary HOA and they have one homeowner lot still undeveloped. During discussion regarding the Timbers Master HOA dissolution, the Subsidiary HOA had a question regarding the Master ARC and how much longer it would remain in existence. It was noted that the Master HOA was dissolved in 2014. Director Christensen offered to speak with Steve Small regarding the necessity of the Master ARC in the future and will report back to the Board.

Adjournment: The meeting was adjourned at 11:30 AM. The next regular meeting is scheduled for July 1, 2021 at 9AM. Whether the meeting will be in person at Director Christensen's home as well as and virtual.


Ines D. Ambrosio, Secretary