

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

**March 1, 2017**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, March 1, 2017, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President D'Ambrosio at 8:00 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, as evidenced by the Certificates of Posting attached to these minutes.

The following Directors were present:

Ines D'Ambrosio  
Richard R. Nelsen  
Sheldon Irish  
Mert Wiechman

Charles Simmons was absent and excused from the meeting

Also present were:

Kevin Collins, of Clifton Larson Allen LLP (CLA), accountants for the District  
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District  
Troy Carmann, ICON, engineer for the District  
Kenny Black, Manager of the District  
Roger Christensen, Homeowner from Filing 26  
Bob Gall, Homeowner from Filing 24  
Holly Hoelsken and Tony Pollack, Stanley Consultants, Inc. representing IREA

**Disclosure of Potential Conflicts of Interest:**

Each Director present stated for the record the fact of his potential conflicting interest and briefly described the nature of that interest by referring to a disclosure statement which had been duly filed with the Board and with the Colorado Secretary of State at least 72 hours earlier. Each Director's disclosure statement was available for review to the Board members and anyone

present at the meeting. The Board ordered each such letters to be retained in the official records of the District. Since all Directors had conflicting interests, it was noted that all Directors participation was necessary to obtain a quorum and enable the body to act.

The Board noted that Holly Hoelsken and Tony Pollack of Stanley Consultants were present to discuss IREA's request for an easement (item VI.A.4) and that Troy Carmann was present to discuss drainage and erosion recommendations with the Board (item VI.B.4 and 5). Director Irish moved and Director Nelsen seconded a motion to take these issues out of order at 8:05 AM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE."

Ms. Hoelsken reported that after contacting Kinder Morgan, the owners of the easement of the gas line, it was determined that it was necessary to relocate the proposed location of the proposed IREA easement to the property owned by Five Moore Brothers and indicated that the bulk of the electrical lines would be underground. Director Irish and Nelsen commented on the meeting with Ms. Hoelsken and the homeowners and how the homeowners responded. There will be one cabinet (6' x 6' x 4'). The homeowner nearest the cabinet would like it screened from view. The Board discussed the need for some agreement as to the screening material and maintenance implications. The discussions should include Mr. Black as he maintains the open space. The screening needs to be natural. If there will be the need to water and maintain, the homeowner requesting it and the HOA will need to agree to water and maintain and remove any dead vegetation. Director Wiechman moved and Director D'Ambrosio seconded a motion to approve the Easement with the changes requested by Ms. Elkins and resolution of the screening issue and compensation for the easement. Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE."

Mr. Carmann provided the Board with a memorandum updating the Storm water Inventory from spring to fall of 2015. Generally, the District has made excellent progress in addressing infrastructure improvements, maintenance and mitigation of the Timbers Creek erosion issues. The Board discussed moving forward in partnership with Douglas County and Urban Drainage to continue to deal with the Timbers Creek ongoing erosion. The Board felt with some minor tweaks, the updated memo should be shared with Douglas County and Urban Drainage to facilitate joint efforts to find a way to deal with the storm water drainage. Mr. Carmann agreed to get the Annual Maintenance Permit.

Director Irish moved and Director D'Ambrosio seconded a motion to return to the regular agenda at 9:35 AM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE."

#### **Approval of Minutes:**

Each Director present acknowledged receipt of a copy of the minutes of the February 1, 2017 meeting. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the minutes of the February 1, 2017 meeting as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman and Irish voted "AYE." The motion was declared PASSED.



**Payment of Bills:**

The disbursement schedule is for invoices currently due in the amount of \$37,224.66; for invoices in the amount of \$40,893.11 for the period ending February 14, 2017 and checks for the payment of the directors' fees for the March 1, 2017 meeting. Mr. Collins presented the Financial Statement as of December 31, 2016, and updated as of March 1, 2017. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the financial statement as presented, invoices currently due in the amount of \$37,224.66; for invoices in the amount of \$40,893.11 for the period ending February 14, 2017 and checks for the payment of the directors' fees for the March 1, 2017 meeting. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

Mr. Collins also presented the Book Asset Detail from 1/1/16 – 12/31/16 and discussed its relevance to reserves. n

Mr. Collins presented the documents prepared by CLA for the annual audit and the Audit documents prepared by Dazzio & Associates, PC.

Mr. Urkoski was not present and there was no website report nor any report of concerns reported since the last summary in December of 2016. The question was raised about Hot Topics and the Board decided that those were short term matters which would be deleted frequently. The Board members helping Mr. Urkoski with "scrubbing" the website will continue to work with him.

**Old Business:**

**Security Patrols:** Director D'Ambrosio reported that it has been very quiet and there was nothing to report. Director Irish reported that at least 5 homes in the Timbers had been egged and TPed on the night of February 24<sup>th</sup>. It was discussed that maybe night patrols were warranted.

**Road Repairs:** Director Simmons was not present so there was nothing to report other than to note that he had heard from Douglas County that the routine repairs in the HPFMD are not scheduled until 2018. The County is working in Pradera subdivision because the road condition is generally worse than the roads in HPFMD. Directors Simmons and D'Ambrosio both looked at the Pradera Road and agreed with that assessment. Douglas County will primarily deal with road repairs that constitute a safety issue in 2017.

**Speed Mitigation:** Director Irish reported that the letter from the homeowners with the District's letter of support was sent to Sharon Cunningham, Regional Traffic Engineer at Douglas County. For the traffic count on the District's speed reader, Director Irish referred Ms. Cunningham to Carlos at Douglas County. Director Irish will report any response. He will check with Director Simmons regarding any response he may have received from Commissioner Weaver.

**Beautification Requests:** Mr. Gall will continue to pursue options for landscaping improvement for the main entryway in conjunction with Director Simmons.

**New Business:**

**School District Property:** Ms. Elkins reported that it is her understanding that Director Simmons will be working with Roger Christensen and others in making a proposal to Douglas County School District and Mr. Dertz at Douglas County on improvements to the School District property. Ms. Elkins was asked to contact Mr. Dertz to see what would happen to the property should the school district indicate that it has no interest in developing the site. Mr. Black indicated that he could plant dryland pasture grass on the property for ease of short-term maintenance. Ms. Elkins will discuss that with Mr. Dertz.

**2017 Fire Mitigation:** Mr. Black indicated that he had not met Einar Jensen from South Metro Fire District. He did talk with his contact in Elizabeth regarding the use of goats for follow-on brush control. The bottom line is that the costs of the goats is much more expensive than traditional spraying.

**Audit:** This was discussed with Mr. Collins during the payment of bills and other financial matters.

**Timbers Creek Update:** This was discussed with Mr. Carmann's presentation.

**Drainage and erosion recommendations from ICON:** This was discussed during Mr. Carmann's presentation.

**Consider extra patrols on S. Pinery Parkway:** The Board then discussed whether it was prudent to consider hiring extra traffic patrols on S. Pinery Parkway to mitigate speeding since there had been little to no issues reported by the extra security patrols through the coalition. The concern is that if the District pulls out of the coalition the other members would be paying more for the patrols. Ms. Elkins reported that the District participated in the coalition when there was less development and more vandalism which is not occurring. The developer has pulled out of the coalition as HPFMD area is nearer build out. Director D'Ambrosio agreed to have a conversation with the coalition and Deputy Adams regarding the seemingly changing needs of the District for patrolling.

**Pond Renovation Warranty:** Ms. Elkins reported that there was an issue with the materials warranty for the lining of the new pond. The supplier of the lining will only extend the warranty to the purchaser which was Colorado Lining. The language of their warranty does not allow assignment of warranty to the Owner (HPFMD). Colorado Lining provided a letter indicating that it would forward any proceeds it receives through its warranty to the District. Ms. Elkins will request language that assures that Colorado Lining will pursue a claim if the need arises.

**Manager's Report:** Kenny Black reported as follows:

- Mr. Black reported that because of the warm temperatures that he has been able to



get an early start on trimming bushes, raking and doing other annual spring maintenance.

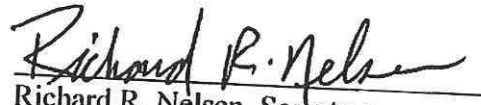
- The Board discussed the landscaping at various entryways that suffered from vole damage. The Board budgeted \$56,000 for work to be done in 2017. There will be six corners done.
- Mr. Black reported because of the lack of moisture Mr. Hardy is suggesting two waterings of the transplanted trees.
- The Board had previously approved replacing NO PARKING signs on Warbler Court which were removed by someone. Director Irish suggested that Ms. Elkins send letters to the homeowners on Warbler Court requesting their help in monitoring the theft.
- Mr. Black received 4 bids for boring on the south side of the entryway for electrical power. The bids were between \$4,850 - \$7,000. The low bidder was Daughenbaugh Construction which has successfully and competently done work for the District in the past. This expenditure was approved within the budget.
- Mr. Black will be spreading grass seed in the recently repaired Timbers Creek area and monitor its growth.
- Mr. Black reported that he did not believe that all of the mailbox landscaping would need to be done in HPF at Lake. Director Irish and Mr. Black will look at them and make the decision. This expenditure was approved within the budget.
- The Board discussed a spring tour and is looking at the scheduled May meeting to plan the tour.
- There is some drainage ditch repair needed behind (south) of Wild Elk. Daughenbaugh successfully did the work 5 years ago. Mr. Black will check with them and report back to the Board.
- The fountain pond pump has been repaired.
- Mr. Black suggests that one posting place be replaced with one in the back part of the District (near Bingham Lake). Mr. Black will provide suggested locations and provide Ms. Elkins with new location and she will prepare a resolution amending the January resolution. This will service the new development in the District.

**Other Business:**

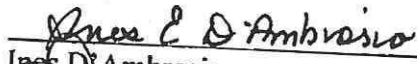
Director Irish indicated that he thought the contact information for Director Simmons was inaccurate. Ms. Elkins will check with him upon his return.

**Adjournment:**

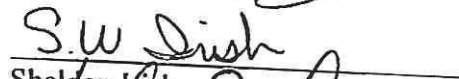
There being no further business to come before the Board of Directors, the meeting was adjourned at 11.16 AM. The next regular meeting is scheduled for April 5, 2017 at 8:00 AM. Director D'Ambrosio is unable to attend so the Board looked at alternation dates. It was a consensus that the April 5, 2017 meeting be continued to April 11, 2017 at 8:00Am at the Water District. The Board tentatively set the District tour for May 3, 2017 which would be the date of the regularly scheduled May meeting.

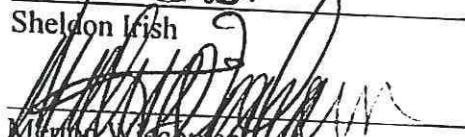
  
Richard R. Nelsen, Secretary

**APPROVED:**

  
Ines D'Ambrosio

  
Charles Simmons, III

  
Sheldon Irish

  
Myron W. Johnson