

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

March 2, 2016

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, March 2, 2016, 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 8:06 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
Mert Wiechman
Sheldon Irish

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.C.C., attorney for the District
Kenny Black, Manager of the District
Troy Carmann, ICON Engineering joined the meeting at 8:15 AM
Bob Gall, Filing
Bob Cavallo, Filing 23/24

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.

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the January 20, 2016 continued meeting and the February 3, 2016 canceled. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the minutes of the January 20, 2016 continued regular meeting and the February 3, 2016 canceled meeting as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Irish and Wiechman voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for interim checks for the period ending February 10, 2016 in the amount of \$58,344.99 and invoices currently due in the amount of \$22,247.95 for the period ending March 2, 2016. Mr. Collins then presented and discussed the Financial Statements and the Auditor's Report for the year ending December 31, 2015. Following discussion and review, Director D'Ambrosio MOVED and Director Irish SECONDED a motion to approve the financial statement as presented, ratify the interim checks in the amount of \$58,344.99, approve the payment of the invoices for the period ending March 2, 2016 in the amount of \$22,247.95, approve the payment of the directors' fees for attendance at the March 2, 2016 meeting and accept the Auditor's Report for the year ending December 31, 2015. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, and Irish voted "AYE." The motion was declared PASSED. The Financial Statement and Auditor's Report are attached to these minutes.

It was noted that Troy Carmann from ICON Engineering was present to discuss the Annual Maintenance Permit, the pond renovation and other drainage facilities issues. Following discussion and review, at 8:20 AM Director D'Ambrosio MOVED and Director Nelsen SECONDED a motion to take these items out of order. Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE." The motion was declared PASSED.

VI.A.1. and B.1. Mr. Carmann discussed the drainage facilities along lower Timbers Creek (between Fox Sparrow Rd. and Colo. Horse Park) and indicated that it is his recommendation that Board consider repairing one or more drop structures and doing bank stabilization about 150 feet up from the Texas Crossing in an area that is threatening to wash out the concrete walking path. This is upstream from the areas of recent concern to the homeowners but it is of a higher priority. He recommended that the area near the structure be dredged, and the banks stabilized with riprap. These improvements are intended to direct the flow over the structure and create some rechannelization that should have a positive impact downstream where the homeowners are concerned. He proposes that the District use this as a prototype for work to be done in small increments to fall within the County's GESC permit. Mr. Carmann will submit the paperwork for the GESC permit and then the District will hire a contractor to do the work. The initial work will take less than a week. The District will look to doing the work in mid April, weather permitting. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to move forward with the proposed work with Kenny Black engaging a contractor for an amount not to exceed \$12,000 with Directors Nelsen and D'Ambrosio working with Mr. Carmann, and with Ms. Elkins authorized to sign the

documentation to get the permit . Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE." The motion was declared PASSED.

VI.A.2. Mr. Carmann then discussed the proposed renovation to the fountain pond. The plan remains to try to get bids from up to four contractors and put the project out to bid in April with CLA employees to prepare the documents for a public bidding process with Ms. Elkins to review and approve. The work will be scheduled for September if possible. Following discussion and review, Director Irish MOVED and Director D'Ambrosio SECONDED a motion to engage CLA to manage the bidding process on a time and materials basis and authorized Director D'Ambrosio to sign the Management Agreement. Upon a roll call vote, Directors Nelsen, Wiechman, Irish and D'Ambrosio voted "AYE." The motion was declared PASSED

The Board returned to the regular agenda at 9:17 AM.

New Business:

Overlapping Districts: Ms. Elkins reported that Mr. Dalton informed her that the developer is not moving forward as fast as anticipated.

Walking Trails: Directors D'Ambrosio and Simmons, Kenny Black and Steve Small met to discuss new trails in the filings prior to development and sales. Mr. Small summarized the developers ideas though he is not sure of the timing or the order the areas will be developed. Mr. Small will keep the District informed so that there will be time for the District to put in additional trails prior to sales.

Update on Security Patrols: Director D'Ambrosio indicated that the security patrols at the new locations began on 2/1/16 but she has not received a report yet. She also noted that the amount of detail in the reports varies significantly by which officer is doing the patrol.

Speed Reader: The speed readers continue to be in a normal rotation. Homeowners are encouraged to report speeders to the D.C. Sheriff Departments Traffic Hotline. There is some question about access to traffic data collected by the speed readers. Mr. Zambrano indicates that the District is responsible for downloading the data, not Douglas County. The HOA will use a laptop owned by the HOA's management company to download data from the speed reader owned by the HOA. Director Irish will contact Paul Emery (part of the Douglas County traffic maintenance crew) to coordinate the procedure.

Old Business:

Annual Maintenance Permit: Mr. Carmann discussed that earlier. He did clarify that the GESC permit and the Annual Maintenance Permit are one and the same.

Election Update: Ms. Elkins reported that there were only two candidates for three

positions therefore the election will be canceled. Ms. Elkins indicated that Ines D'Ambrosio and Roger Christiansen have indicated interest in being considered to fill the vacancy.

Audit: Taken out of order

Deer Issue: Director Irish gave an update on the deer issue that was discussed on NextDoor. Director Irish contacted Matt Martinez to determine what, if any, changes the CWP has to their policy. The only change that is anticipated is that they will try to streamline the procedure to get a group of permits for bow hunters culling the herds. Pinery HOA is looking into that option and the District will monitor their actions. Mr. Martinez indicated that only subjective data gathering exists to measure deer population. While homeowners feel there is overpopulation, there is no specific criteria available to confirm overpopulation. The herd is still healthy and there is also no evidence of aggressive deer activity that warrants a change in their policy.

Manager's Report: Kenny Black reported as follows:

- Filing 27 wants the District to do fire mitigation in the open space as the maintenance responsibility of the open space shifted to the District by plat. Only a portion of the filing has been developed. The Board discussed whether there is any impetus for the open space to be mitigated by the District. The County may be requiring that before they will issue building permits but there is no requirement to mitigate if there is no development. The Board will continue its mitigation as determined by the informal mitigation plan. If the developer wants the open space done earlier than planned, they will have to pay for it. Mr. Small has said they will do all of Filing 32 as it has not been turned over to the District for maintenance.
- The voles (small rodents) have done lots of damage to shrubs and bushes on District property including several entryways. The bushes will likely have to be replaced.
- Mr. Black will work with Steve Daniels of Filing 1A to get a letter stating that the HOA will maintain the lights that will include an indemnity clause to hold the District harmless. Ms. Elkins will review.
- Mr. Ray Hardy (HPF Turf and Tree) is continuing to work on spot fire mitigation treatments. There are two trees on District property that were struck by lightning but have continued to live. Mr. Hardy will look at them and cut them down if need be.
- Mr. Black is working on getting electricity to lights at the entryway that are without power. The correct way to do the work is to bury the lines. He will continue to work with contractors to determine the best and most cost effective way to fix the problem but in the meantime the wires may be exposed. It will likely need two contractors, one to do the electrical work and one to trench work.
- Mailboxes at Majestic Oak have been placed by the developer. The District does not have responsibility there yet. The developer was to advise the District of the

choice of mailbox and work with the District on placement and insure conformity with the existing mailboxes in the District that the District now maintains. Mr. Black will remind Michael Page to keep the District in the loop on the mailboxes. Ms. Elkins will send Mr. Small a letter. They did use mailboxes that conform and Mr. Black indicates that the location is good.

- There is a dead tree along the walking path close to Timbers Creek that is right on the property line. The homeowner agreed to its removal.

Other Business:

Ms. Elkins will be doing a chart of all monuments that the District owns, has insured or is on District property and any agreements with Homeowners or HOAs regarding maintenance.

Adjournment:

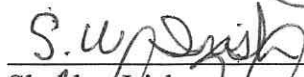
There being no further business to come before the Board of Directors, the meeting was adjourned at 11:10 AM. The next regular meeting is on April 6, 2016 at 8:00 AM at the Water District. The Board will also have a Special Meeting immediately following the regular meeting to do the annual spring tour.

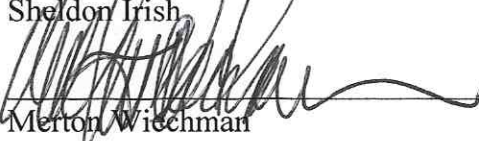

Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio


Charles Simmons, III


Sheldon Irish


Merton Wiechman