

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

April 11, 2017

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Tuesday, April 11, 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 8:04AM.

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

Also present were:

Kevin Collins, of Clifton Larson Allen LLP (CLA), accountants for the District
Matt Urkoski, of Clifton Larson Allen LLP (CLA), accountants for the District
Susan L. Elkins, of Susan L. Elkins, L.L.C., attorney for the District
Kenny Black, Manager of the District
Kevin Black, Assistant Manager of the District
Roger Christensen, Homeowner from Filing 26
Bob Gall, Homeowner from Filing 24
Various homeowners as noted on the attached attendance sheet

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 several homeowners were present to discuss the IREA box screening for the replacement and upgrade to the IREA lines and utilities currently being made (item VI.A.4 on the agenda). Director Irish moved and Director Simmons seconded a motion to take this issue out of order at 8:05 AM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish, Simmons and D'Ambrosio voted "AYE."

Larry Peliggi, a homeowner in Filing 24 is a homeowner directly adjacent to the open space where the new line and utility box are proposed to be placed. IREA has agreed to relocate the box further back from the street, and provide landscaping to screen the box and to run an irrigation line to Mr. Peliggi's existing drip system on his property at a total project cost up to \$1,500.00. The District asked that the Filing 24 HOA sign a letter agreement acknowledging that the District is allowing the landscaping but has no obligation to water or replace any landscaping that does not survive. The District will trim and maintain the landscaping within the open space as it does the routine maintenance in the open space. The District has the right to remove any dead or diseased landscaping. The Filing 24 HOA refused to sign the agreement as it did not want any responsibility to replace the landscaping. After discussion, it was resolved by the District not requiring any agreement of the HOA but the District requested Ms. Elkins to draft a letter of understanding regarding what the District will do and allow in the open space.

Mr. Peliggi also discussed that several other electrical boxes within the District needed repair. Kenny and Kevin Black will inventory those boxes and report those needing repair to IREA. Mr. Black will report back at the next meeting.

Director Wiechman moved and Director Irish seconded a motion to return to the regular agenda at 8:55 AM. Upon a roll call vote, Directors Nelsen, Wiechman, Irish, Simmons and D'Ambrosio voted "AYE."

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the March 1, 2017 meeting and of the April 5, 2017 continued meeting. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the minutes of the March 1, 2017 and April 5, 2017 meetings as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for invoices currently due in the amount of \$32,017.80 and checks for the payment of the directors' fees for the April 11, 2017 meeting. Mr. Collins presented the Financial Statement as of February 28, 2017, and updated cash sheet as of April 11, 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 \$32,017.80 and checks for the payment of the directors' fees for the April 11, 2017 meeting. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to

these minutes.

Mr. Urkoski discussed the website report and the report of concerns reported attached to his report. Mr. Urkoski updated the Board on the “scrubbing” of the Website.

Old Business:

Security Patrols: Director D’Ambrosio reported that it has been very quiet and there was nothing to report about any activity within the District. Director D’Ambrosio reported that she spoke with Deputy Adams about extra daytime patrols and they would cost \$50 per hour with a 3 hour minimum in addition to the amount the District pays in participating in the Security Coalition. No action was taken.

Road Repairs: There is nothing new to report other than it was noted that Douglas County roads personnel were in the District looking at roads.

Speed Mitigation: Director Irish reported Sharon Cunningham, Regional Traffic Engineer at Douglas County for the region including HPF property, indicated that she had turned in her collected traffic data and homeowner recommendations to her supervisor and would be meeting with her supervisor to go over it. Director Irish will reach out for the status and Director Simmons will follow up with Commissioner Weaver after hearing from Director Irish.

IREA Easement: This was discussed out of order. Ms. Elkins was authorized to draft a letter of understanding to Gary Ellis, President of Filing 24 HOA and Larry Peliggi regarding the landscaping.

Beautification Requests: Nothing new to report. Bob Gall and Charles Simmons agree to get some estimates for the entryway as well as the School District Property to be discussed below, including one from JR Sprinklers and Oscar that does entryways for the developer.

Timbers Creek Update: Ms. Elkins reported that she was still waiting to see about a meeting between the District, Douglas County and Urban Drainage. Director Nelsen agreed to follow up with Troy Carman regarding an Annual Maintenance Permit regarding the changes Mr. Carmann was to make to his updated report. Mr. Collins will track the monies spent on Timbers Creek to present to Douglas County and Urban Drainage.

New Business:

School District Property: Ms. Elkins indicated that she is waiting for a License Agreement from Douglas County. Bob Gall and Director Simmons will work on a plan for some landscaping to present to the Board, the School District and Douglas County. Mr. Gall will talk with JR Sprinklers and Oscar (contractor who does entryways for the developer) to get some ideas.

2017 Fire Mitigation: It was reported that Einar Jensen is looking for some funding to try goats on the District property. Mr. Jensen will prepare an update to the Fire Mitigation inventory.

May 3, 2017 Tour of Property: The Board discussed the annual spring tour of the District property. It will commence immediately after the May 3, 2017 Board meeting which is anticipated to be short so that the tour can begin at 10:00AM. Lunch will be provided for Board members and attendees.

Renewal of Statue Maintenance Contract with sculptor, Victoria Parsons: Ms. Elkins reported that she received a new 3-year contract from Ms. Parsons to maintain the deer sculpture at the entryway to the District which increased the charge \$300 annually. The Board requested that the District get some bids on the work so they did not take action on the new contract. Mr. Christensen agreed to talk with Ms. Parsons to see if she is willing to keep the cost the same.

IREA Easement – Filing 29: Ms. Elkins reported that IREA is asking for an easement for underground electrical lines for Filing 29. She advised that she revised the language to limit the easement to underground lines. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to approve the easement as revised by Ms. Elkins and as presented. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

Manager's Report: Kenny Black reported as follows:

- Mr. Black reported that he spoke with the manufacturer of the playground equipment in the parks within the District and that the life expectancy is 30 years. The equipment was put in about 20 years ago so for budgeting purposes there is about 10 years left.
- The landscaping on the Prairie Lake Trail mailbox was completed by JR Sprinklers so the Board can now look at the results.
- The landscaping on the corners that suffered vole damage and weather related issues should be completed this month.
- Two pinecone street signs have disappeared and will need to be replaced.
- The bat habitats that were put in open space need replacing. The boy scouts put them in. Mr. Black will contact Hank Coll to see if he has a contact person to see if they will replace them, or they will just be removed.
- Seeding surrounding the new pond will be touched up and, if necessary, sod will be used.
- Mr. Black has been pricing a new skid steer that is in the budget and has found one for approximately \$40,000, which is within the budgeted amount of \$50,000. He will also need a snow blower which will also be within the budgeted amount. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the purchase of the skid steer and snow blower for up to the budgeted \$50,000. Upon a roll call vote, Directors Nelsen, D'Ambrosio, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED.

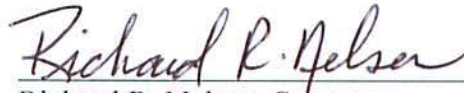
- Director Wiechman, Director Nelsen and Mr. Black have placed a restrictor plate as requested by the County. Ms. Elkins is to advise the County that this has been completed.
- Fish will be purchased and placed in the pond.

Other Business:


Ms. Elkins reported that she sent letters to the homeowners on Warbler Court regarding the "no parking" signs that disappeared and Mr. Black reported that they remain in place at this time.

Adjournment:

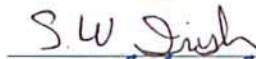
There being no further business to come before the Board of Directors, the meeting was adjourned at 10:50 AM. The next regular meeting is scheduled for May 3, 2017 at 8:00 AM. There will be a short meeting followed by a tour of the District.



Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio


Charles Simmons, III


Sheldon Irish


Merton Wiechman