

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

May 5, 2016

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, May 5, 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 8:02 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:

Richard R. Nelsen
Mert Wiechman
Sheldon Irish
Charles Simmons

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
Bob Gall, Homeowner
Ines D'Ambrosio, Homeowner

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.

Ms. Elkins advised the Board that due to the term limits, Ms. D'Ambrosio's tenure as a board member and President of the Board has expired so the Board needed appoint someone to

preside over the meeting. Following discussion and review, Director Nelsen MOVED and Director Simmons SECONDED a motion to appoint Sheldon Irish as Vice President to preside over the meeting. Upon a roll call vote, Directors Nelsen, Irish, Simmons and Wiechman voted "AYE." The motion was declared PASSED.

Approval of Minutes:

Each Director present acknowledged receipt of a copy of the minutes of the April 6, 2016 regular meeting, the April 6, 2016 special meeting (tour) and the May 4, 2016 continued meeting. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the minutes of the April 6, 2016 regular meeting, the April 6, 2016 special meeting (tour) and the May 4, 2016 continued meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Simmons and Wiechman voted "AYE." The motion was declared PASSED.

Payment of Bills:

The disbursement schedule is for interim checks for invoices for the period ending April 25, 2016 in the amount of \$2,537.42 and for checks for invoices currently due for the period ending May 5, 2016 in the amount of \$33,752.83 and for checks for the payment of director's fees for today's meeting. Mr. Collins presented and discussed the Financial Statements, disbursement schedule and website usage report. Following discussion and review, Director Nelsen MOVED and Director Wiechman SECONDED a motion to approve the financial statement as presented, approve the payment of the invoices for the period ending April 25, 2016 in the amount of \$2,537.42, the payment of the invoices for the period ending May 5, 2016 in the amount of \$33,752.83 and directors' fees for attendance at the May 5, 2016 meeting, and the website usage report. Upon a roll call vote, Directors Nelsen, Wiechman, Simmons and Irish voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

New Business:

Drainage Facilities:

Update/GESC Permit: Ms. Elkins reported that she had spoken to Troy Carmann regarding the GESC Permit and that the permit was approved. Ms. Elkins received an email during the meeting indicating that the permit had not yet been approved by Urban Drainage. Ms. Elkins was asked to follow up with Troy Carmann, District Engineer and Douglas County to determine what, if anything could be done to get the permit issued.

Pond Renovation: Director Wiechman reported that there are still contractors interested in bidding on the pond renovation and that he had put together some language for the proposed request for qualification. Mr. Collins and Ms. Elkins strongly recommended that the District go through the statutory bidding process for this work. Director Wiechman proposed a timetable so that the project can commence in September and finish in October. Director Wiechman requested Board comments within a week. Matt Urkoski will coordinate with Troy Carmann on the project. Kenny Black will be the onsite inspector.

Filing 27 & 32: Ms. Elkins reported that Troy Carmann reviewed the drainage

facilities drawings for Filing 27 with the requested County modifications to drainage facilities plan that had previously been approved by the County and the drawings for the drainage facilities in Filing 32 which have received preliminary approval by the County and provided the County and the developer his comments on those. The County and the developer were provided copies of those comments. Director Wiechman will speak with Rick Moore, the developer's engineer regarding the comments.

Overlapping Districts: Ms. Elkins reported that there is nothing new to report. Mr. Collins indicated that Matt Dalton had indicated that things will start moving forward soon.

Walking Trails: Ms. D'Ambrosio indicated that there was nothing new to report.

Update on Security Patrols: Ms. D'Ambrosio indicated that there was nothing of significance on the report. Director Irish will follow up with Deputy Adams to see if there can be some uniform reporting system. Director Simmons would like to do a ride-along. Director Irish will work with Deputy Adams to get that arranged.

Speed Reader/Speeding: Director Irish indicated that the data from the speed reader in Filing 23 will be reviewed by the HOA. There was an indication that 35-36 tickets were issued mostly to residents within the Timbers. Director Irish spoke with Dave Perkins, representative for the developer, about medians and will continue to put together some ideas about medians to slow down the traffic.

HPF Filing 1A Agreement on entry Monuments: Ms. Elkins indicated that she had given the letter to Kenny Black to get Steve Daniels signature. Mr. Black said there were some changes to be made and Mr. Daniels would make those changes and get the letter to Ms. Elkins to review.

Old Business:

Board Vacancy: Ms. Elkins indicated that there is currently a vacancy on the Board. There were three positions open. Ms. Elkins reported that Roger Christensen and Ines D'Ambrosio were interested in filling the vacancy. The Board discussed each candidate and determined that both were highly qualified to fill the position. Mr. Christensen is from Filing 28 and there has been no director from that filing. Ms. D'Ambrosio has been an active participant with the District, first as a member of the Filing 22 Home Owner's Association and then as a Board member. She has the most significant historical perspective of the HPF Metro District activities. Following discussion and review, Director Irish MOVED and Director Simmons SECONDED a motion to appoint Ms. D'Ambrosio to fill the vacancy. Upon a roll call vote, Directors Nelsen, Simmons and Irish voted "AYE" and Director Wiechman voted "NAY", the motion was declared PASSED.

Board Positions: Ms. Elkins reported that the Board positions were up for discussion. The Board discussed the desire for the Board meetings to be completed within two hours if at all possible. Following discussion and review, Director Nelsen MOVED and Director

Irish SECONDED a motion for the Board positions to remain the same. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman, D'Ambrosio and Irish voted "AYE", the motion was declared PASSED.

Manager's Report: Kenny Black reported as follows:

- The fountain quit running. It is under warranty so Mr. Black returned it to be repaired.
- Mr. Black contacted another contractor to give the District a bid to fix the wiring to the street lights on the south side of the entryway. The wiring can be redone by trenching or by boring. Mr. Black recommended boring so that the wires will be in conduit both for longevity of wires as well as ease in any repairs that might be needed. The estimate for the work to bore and get electricity to the first light is about \$3,000. He recommends that the boring be done to get electricity to the remaining lights as well. He believes the whole project can be completed for \$5,000. Following discussion and review, Director Nelsen MOVED and Director Irish SECONDED a motion to approve the expenditure not to exceed \$5,000 to bore and use conduit to get electricity to the entryway lights on the south side. Upon a roll call vote, Directors Nelsen, Simmons, D'Ambrosio, Wiechman and Irish voted "AYE", the motion was declared PASSED.
- A homeowner had complained about dead limbs on a cottonwood tree in the open space behind property in HPF at the Lake. Mr. Black and Mr. Hardy looked at the tree and the limbs need to be cut down. They will do the work this spring and summer as part of the routine maintenance. The same homeowner was concerned about a pine tree that he thought might be infected with insects or be diseased. Mr. Hardy indicated that the tree is struggling but is not infected or diseased and it will be monitored to see if the current moisture will revive it.
- Tree mitigation is ongoing and while some the trees may look like they are dying it is important to see if they will revive given the moisture.
- The homeowner on Thunderhill with a woodpile in the open space will remove it. He believed that it was on his property but Mr. Hardy showed his property line the GPS. He has removed the woodpile from the open space.
- There are twelve corners with dead shrubbery as a result of vole damage. The dead shrubs will be removed and replaced. Mr. Black will get a recommendation on new plants from J R Sprinklers and provide the Board with estimated costs.
- He looked at the concern of a homeowner on Scenic View of erosion, silt fences and other damage. It is his belief that it is a result of a homeowner driving on the area after erosion control work was done about 10 years ago. Nonetheless, erosion work is appropriate. The work will be done in May/June timeframe.
- He is going to make some calls so that the District infrastructure will be on the notification and locate list.
- There is some concern that the Horned Owl grass seed that was planted is not growing after being driven over by HP Tree and Turf. Mr. Hardy mitigated the area. It is too soon to know if the grass seed will germinate. It will be monitored. Tree stumps need to be removed but not until it is dry.

- Director Simmons indicated that Sunshine Meadow may need some mitigation as a result of tire tracks.
- Michael Page will be directed to start on the mailbox replacement in the June-August timeframe.


Other Business:

Director Nelsen presented a Tree Preservation Plan generated by Ray Hardy. The idea was to relocate trees that needed to be removed for fire mitigation to other areas that could use the trees. The Board needed more information on the survival rates as it relates to the size of the tree. The Board will consider budgeting funds for this and the directors will talk with the HOAs to see if homeowners might be interested in this project and the Board will investigate whether there are funds to help subsidize this effort. This item will be added to the agenda for the next meeting.


Bob Gall reported that he heard that the County will be doing some street paving in the area.


Adjournment:

There being no further business to come before the Board of Directors, the meeting was adjourned at 11:40 AM. The next regular meeting is on June 1, 2016 at 8:00 AM at the Water District.


Richard R. Nelsen, Secretary

APPROVED:


Ines D'Ambrosio


Charles Simmons, III


Sheldon Irish


Merton Wiechman