

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

**June 6, 2018**

The Board of Directors of High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Wednesday, June 6, 2018, at the Pinery Water and Wastewater District, 5242 Old School House Road, Parker, Colorado. The meeting was called to order by President Richard Nelsen at 8:01 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

Roger Christensen was absent and excused from the meeting

Also present were:

Kevin Collins, Matt Urkoski and Wendi Klein 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  
Troy Carmann, ICON, District Engineer  
Bob Gall, Homeowner in the District  
Ines D'Ambrosio, Homeowner and Past President of the District  
Larry Fallon, Homeowner in the District

**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 May 2, 2018 regular meeting and the May 9, 2018 continued regular meeting. Following discussion and review, Director Simmons MOVED, and Director Irish SECONDED a motion to approve the minutes of the May 9, 2018 continued regular meeting and the May 2, 2018 regular meeting as presented. Upon a roll call vote, Directors Nelsen, Irish, Wiechman and Simmons voted "AYE." The motion was declared PASSED.

**Payment of Bills:**

The disbursement schedule is for invoices currently due in the amount of \$36,313.61 and the payment of the directors' fees for the current meeting. Mr. Collins presented the Financial Statement as of April 30, 2018, and updated schedule of cash position as of June 6, 2018. Following discussion and review, Director Irish MOVED and Director Nelsen SECONDED a motion to accept the Financial Statement and updated schedule of cash position as of June 6, 2018 as presented and approve payment of the invoices currently due in the amount of \$36,313.61 and for the payment of the directors' fees for the June 6, 2018 regular meeting. Upon a roll call vote, Directors Nelsen, Irish, Wiechman and Simmons voted "AYE." The motion was declared PASSED. The Financial Statement is attached to these minutes.

**Old Business:**

**Security Coalition/S. Pinery Patrols:** Director Irish discussed his meeting with former President and Board Member, Hank Coll regarding the history of the District's participation in the Security Coalition. Director Irish reported that Hank Coll indicated that the District participated in the Coalition at a time when there was a large amount of undeveloped property and construction in the District that was being vandalized and also meant that the developed areas were at risk because of the vandals going through the District to get to the construction. There was also trash dumping in the open space. Director Irish will speak to Rick Nelsen and Ines D'Ambrosio to formulate a recommendation regarding continuing participation in the Coalition.

The Board noted that Troy Carman and Larry Fallon were in attendance to discuss the Filing 3 ponds. Director Simmons MOVED and Director Wiechman SECONDED a motion to take this issue out of order at 8:20 AM. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman and Irish voted "AYE."

Mr. Carman distributed a Field Report dated May 21, 2018 regarding the Prairie Lake Trail Pond outlining options to deal with the detention pond that holds water. The pond is a former stock pond located in open space which was incorporated into the drainage plan for that filing. The pond and drainage system is working as intended. It was noted by an adjacent homeowner that mosquitoes have multiplied and have become a nuisance. The potential options are outlined in the attached Field Report. The Board agreed to treat the mosquitoes and monitor



the efficacy of that. The other options were expensive and would require County approval. Mr. Fallon provided input including the concern for mosquitoes. The Board will continue to monitor the situation. Director Nelsen MOVED and Director Irish SECONDED a motion to try mosquito treatment on the pond to see if that alleviates the concern and review the situation at a future board meeting. Upon a roll call vote, Directors Nelsen, Simmons, Wiechman and Irish voted "AYE."

The Board next discussed the signing of the mylars for Filing 32. Director Nelsen reported that he and Director Simmons signed the mylars after approval by the Developer and the County to require a modification to the proposed concrete detention pond to allow access to the forebay (sedimentation pond) for maintenance. The plans were modified to accommodate that access. The Board will monitor the construction to be sure that modification is followed.

The Board returned to regular session at 9:18AM.

**School District Property:** Director Simmons reported that the District has not been notified by the Developer regarding trees that could be transplanted onto the school property. He has also not been able to find a landscape architect to help with the design. He will continue to work with Mr. Gall who is working on a design for the beautification of the entryway. The Board previously authorized Mr. Black to purchase a tree spade for a cost up to \$15,000. Mr. Black has found one in the Midwest and will reserve it and pick it up in the fall when he will be traveling to the Midwest. The Board authorized Ms. Elkins and Director Simmons to again raise the possibility of the County transferring the property to the District with the approval of the Douglas County School District.

**Entryway Beautification:** Mr. Gall reported former Board member and President, Ines D'Ambrosio agreed to work with him on the design with a goal to plant in the fall.

**Timbers Creek Update:** Director Nelsen discussed the progress and presented the Board with a Project Schedule prepared by Muller. That Schedule is attached to the Minutes.

**Jeremiah Larrabe Encroachment:** Director Irish reported that he has been in contact with Mr. Larrabe who will be meeting with the County again. Director Irish will email Mr. Larrabe with the conditions necessary for the District to agree to a land swap of property.

**Damage to Open Space by Hoover/Got Junk:** Ms. Elkins reported that she researched the issue and the homeowner is not automatically responsible for the actions of its contractor. Given that the District was not damaged since the Developer paid for the remediation and the cost of the remediation did not warrant any further action of the Board, the Board requested that the item be removed from the agenda. Ms. Elkins reported that the Developer also determined that it was not cost effective to pursue this further.

**New Business:**

**Filing 3 Ponds:** This matter was taken out of order (see Old Business).

**First Annual Flyer to Homeowners:** Director Simmons presented the final draft of the flyer setting forth issues the Board thought would be of interest to homeowners. The Board discussed various methods of distributing the flyer such as a mailing, via Website and through the homeowner associations. Mr. Urkoski indicated that the mailing could be done by getting homeowner addresses from the County. Director Irish will consult with Jean Fowler, Specialized Property Management, to determine the feasibility and an estimate of the cost for them to distribute. This will be discussed at the next meeting.

Director Wiechman left the meeting at 10:10 AM

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

- Mr. Black reported that the concrete work on the walking path and curb and gutters are ongoing.
- The roto milling on Fox Sparrow is scheduled to begin in July. He anticipates that the roto milled material (RAP) may be available starting on July 9, 2018 and the contractor has agreed to deliver it to the walking/golf cart path in Filing No.1. He also believes that the roto milling scheduled to be done in 2019 should be available to use for the trails through the School District Property. Direction Simmons hopes that the location of the trails will be determined by the paths created by homeowners walking across the parcel.
- The culvert crossing S. Pinery Parkway just west of the Timbers Sales office is nearly full of sediment. The County will be notified of the situation along with the drainage repair work completed previously by the County at Democrat and S. Pinery Parkway. Ms. Elkins will contact the County regarding these concerns.
- The culvert just south of S. Pinery Parkway in Timber Creek is plugged and he will attempt to unplug it.
- Colorado Pump hasn't responded to Mr. Black's refusal to pay the full bill.
- Sign for "Adopt a Road" is ready.
- Filing 23 A & B has 6 mailboxes to be replaced in 2018.
- Filing 24 mailbox replacement is scheduled for 2019.
- Safety Grant: Mr. Black will make a list of what is needed. CLA will bill SDA.
- Irrigations sprinkler heads were broken by the County contractors when repairs were made to the roads, curbs and gutters. They repaired or replaced most of the damaged sprinkler heads. Mr. Black had to adjust them after the repairs.
- Mr. Black will host the BBQ for 2018. The Board selected September 17, 2018 for an afternoon meeting at the Timbers Sales Office followed by the BBQ at Mr. Black's home.

**Other Business:**

Directors Nelsen and Christensen will speak with Steve Small about the sales building (trailers) after the development "build-out" and there becomes no need for a sales office.



Douglas County will require the trailers be removed. The Board would like to discuss acquiring the site and building, if possible. The Board discussed the possibility of a monument sign on Fox Sparrow Rd. on the east side of the south end to indicate that traffic is entering the Timbers subdivision. It was noted that most other entrances into the residential subdivisions within the District have similar signs. Kenny Black will get an estimate from Oscar. The Board will discuss fencing of detention ponds that hold water and may represent a safety issue.

**Adjournment:**

There being no further business to come before the Board of Directors, the meeting was adjourned at 10:50 AM. The next meeting is scheduled for July 4, 2018 at 8:00 AM at the Water District. Due to the 4<sup>th</sup> of July holiday, the Board will continue the meeting until July 25, 2018.


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Charles Simmons, III, Secretary

APPROVED:

  
Richard R. Nelsen

  
Sheldon Irish

  
Roger Christensen

  
Merton Wichenman