

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

April 11, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, April 11, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen
Roger Chrestensen
Ashleigh Farrell (via Zoom)
Steve Van Meter
Ines E. D'Ambrosio

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA), District Accountant (via Zoom)
Stephanie Odewumi of Clifton-Larson Allen LLP (CLA), Public Manager for the District
Matt Miller, Director of Operations of the District
Brian M. Taylor of Brown & Taylor, P.C., Attorney for the District
Bob Gall, Timbers resident and member of HOA Filing 24
Mike Rickard, High Prairie Farms at the Lake resident

The meeting was called to order at 9:05 a.m.

Disclosure of Potential Conflicts of Interest:

None of the Directors voiced any conflicts of interest with respect to any items listed on the agenda.

Approval of Minutes: Each Director acknowledged receipt of a copy of the minutes of the January 18, 2024 regular meeting. Following discussion and review, Director Chrestensen MOVED, and Director D'Ambrosio SECONDED, a motion to approve the minutes of the January 18, 2023 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED.

Payment of Bills and Financial Statement: Ms. Bach reviewed with the Board the Financial Statement and Schedule of Cash Position updated through the end of February, 2024, and reviewed the payments of claims on the disbursement schedules for two months, January 2024 and February 2024, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. The disbursement schedule reviewed at the meeting for invoices paid for January 2024 were in the combined total amount of \$244,223.78 (the “January Claims”). The disbursement schedule reviewed at the meeting for invoices paid for February 2024 were in the combined total amount of \$46,226.43 (the “February Claims”). Following discussion and review, Director Christensen MOVED, and Director D’Ambrosio SECONDED, a motion to accept the Financial Statement and updated Schedule of Cash Position and Statement of Revenues, Expenditures and Change in Net Position as presented, and to approve payment of the January Claims in the amount of \$244,223.78, the February Claims in the amount of \$46,226.43, and for the payment of the directors’ fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D’Ambrosio voted "AYE." The motion was declared PASSED.

The Members of the Board then engaged in a discussion regarding future expenditures and the impact of property tax rates on the current and future budgets for the District.

Acceptance of 2023 Audit Report: Ms. Bach then reviewed with the Board the 2023 audit report (the “2023 Audit Report”), which report was distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. Following discussion and review, Director Van Meter MOVED, and Director Christensen SECONDED, a motion to accept the 2023 Audit Report as provided. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D’Ambrosio voted "AYE." The motion was declared PASSED.

Ms. Bach then left the meeting.

Guest – Mike Rickard: Mr. Rickard then introduced himself to Board and presented a proposal for updated entryway signage for the High Prairie Farms at the Lake subdivision (HOA ARC). Mr. Rickard distributed rough drawings of the proposed entryway signage to the Board, and requested that the Board approve a financial contribution for the signage. Mr. Rickard then entertained questions from certain members of the Board regarding the same. Following discussion, the Board asked Mr. Rickard to inquire of the High Prairie Farms at the Lake HOA whether they would be willing to contribute fifty percent (50%) of the cost of the signage, as has previously been the arrangement for entryway improvements with other HOAs. Mr. Rickard was invited to present at a future meeting of the Board following his discussion with the HOA. Following such discussion, Mr. Rickard and the Board engaged in a discussion regarding, among other things, certain safety issues (i.e. patrols, FLOC cameras, etc.) in the District.

Mr. Rickard then left the meeting.

Old Business:

Traffic Patrols: Director Nelsen stated that there was nothing new to report.

Pinery 40 Rezoning Application: Director Nelsen stated that there have been no changes in this application.

9511 E. Democrat Rezoning Application: Director Van Meter gave an update on the previously appointed subcommittee's communications with the developer, and entertained questions regarding the same. There were no material changes to the proposed housing development project reported at this time.

Timbers Sales Office disposition: Ines D'Ambrosio reminded the board that an agreement with the current tenant of the Sales Office to remove and clean up the site was still needed. Director Christensen confirmed that the District has received the Certificate of Liability Insurance from Timbers Development Group, Inc. having the District as a named insured.

Metro District Future Meeting Space and Maintenance Building Expansion: Mr. Miller passed out a draft of options for expanding the District owned maintenance building and providing a meeting space for the Board. The Board then engaged in a discussion regarding a potential buyout of the District's lease of the Pinery Water maintenance building from Pinery Water. Mr. Miller explained to the Board that the next step in the process would be to engage an engineering firm to prepare initial plans for the proposed expansion, to be used in discussions with Pinery Water and applications/submittals with Douglas County. Following discussion, Director D'Ambrosio MOVED, and Director Van Meter SECONDED, a motion to approve an expenditure not to exceed \$15,000 for engagement of an engineering firm to prepare initial plans for the expansion. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Entryway on Fox Sparrow: Mr. Miller presented multiple entryway signage examples and options to the Board for the entryway on Fox Sparrow Road. The Board engaged in a discussion regarding the proposed signage, potential funding of the signage, and inclusion of the Filing 23 HOA in the process. The Board asked Director Nelsen, who is also a director of the Filing 23 HOA board, to bring this item before the Filing 23 HOA board for discussion, and then to report back to the Board regarding the same.

Parcel at N. Pinery Parkway and Thunderbird: Mr. Miller explained to the Board that he was still waiting for a response from the Pinery HOA regarding the potential transfer of this property to the Pinery HOA. The Board engaged in a discussion regarding the same, including the status of dead trees on the property. The Board asked Mr. Miller to continue his inquiry, and to potentially engage legal to draft a letter regarding the offer, and to report back to the Board at next month's meeting.

New Business:

District Communication with Residents: Director Nelsen gave an update on the communication efforts with residents of the District, and answered questions from members of the Board regarding the same.

Mailbox Maintenance and Policy: Director Nelsen and Mr. Miller gave an update on the issues with mailbox maintenance in the District, and answered questions from members of the Board regarding the same.

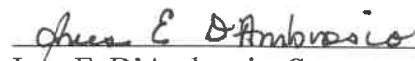
Dirt Bike Damage in Filing 22: Mr. Miller gave an update on dirt bike damage in Filing 22 and answered questions from members of the Board regarding the same.

Land Manager/Director of Operations Contract: Director Nelsen and Mr. Miller noted that an updated Independent Contractor Agreement with Miller Land Management, Inc. had been distributed prior to the meeting. Mr. Miller entertained questions from the Board regarding the same. Director Christensen recommended changing the title of the position to "Director of Operations" for the District, which change was included in the approval of the contract. Following discussion and review, Director Nelsen MOVED, and Director D'Ambrosio SECONDED, a motion to approve the updated Independent Contractor Agreement for Director of Operations. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Manager's Report: Mr. Miller then presented his report, which report had been distributed prior to the meeting. Mr. Miller engaged in a discussion with the Board regarding, among other things, extra work required to clean up the tree damage from the March 15 snowstorm, certain maintenance issues, and reclamation of homeowner/constructions damage throughout the District. The members of the Board were in alignment that additional work required to be performed due to large storms should be compensated over and above the normal compensation for the Director of Operations. Mr. Miller then presented pictures substantiating the need for replacement of walls at the intersection of S. Pinery Road and Forest View Road. Mr. Miller then presented a bid for \$38,000 to complete the project. Following discussion and review, Director Christensen MOVED, and Director Nelsen SECONDED, a motion to approve engaging the contractor with the bid presented in the meeting to complete the reconstruction and repair of the walls. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Other Issues and Homeowner Comments: There were none.

Adjournment: The meeting was adjourned at 12:16 p.m.



Ines E. D'Ambrosio, Secretary