

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

May 9, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, May 9, 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)
Ines E. D'Ambrosio
Steve Van Meter, excused absence

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
Stephen L. Brown of Brown & Taylor, P.C., Attorney for the District
Bob Gall, Timbers resident and member of HOA Filing 24
Greg Carter, Homeowner at 5710 Fox Run Court, Parker, CO
Sheldon Irish, Homeowner at 7978 Cistena Way, Parker, CO

The meeting was called to order at 9:03 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 April 11, 2024 regular meeting. Following discussion and review, Director Farrell MOVED, and Director D'Ambrosio SECONDED, a motion to approve the minutes of the April 11, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, 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 March, 2024, and reviewed the payments of claims on the disbursement schedules for the month of March, 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 March 2024 in the amount of \$56,697.08 (the "March Claims"). Following discussion and review, Director Christensen MOVED, and Director Nelsen 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 March Claims in the amount of \$56,697.08, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Pinery 40 Rezoning Application: Director Nelsen stated that there have been no changes in this application. Sheldon Irish gave the status of the application and that the submittal has not changed. The County is waiting on comments to be returned. He stated that he knew of no agreements between the Equestrian Center and the developer regarding drainage or detention ponds. He stated that there is about 30 days before the public hearing on the project.

9511 E. Democrat Rezoning Application: Director Farrell said that she spoke to Director Van Meter and there is nothing new to report.

Timbers Sales Office disposition: The Directors asked that attorney Brown prepare a letter for the Board to review with the intent of providing the letter to the Timbers Sales Center confirming that the Timbers Sales Center would pay for removal of the Sales Center and for the restoration of the property at the end of use of the Sales Center.

Metro District Future Meeting Space and Maintenance Building Expansion: Mr. Miller explained that he was talking with engineering firm Farnsworth Group about preparing plans and submitting a proposal to Douglas County Planning regarding the maintenance building expansion project. This firm has not yet been engaged by the District. Mr. Miller did receive re-confirmation from the Board to pursue a stand-alone building rather than doing an addition to the current structure.

Entryway on Fox Sparrow: Mr. Nelsen mentioned the letter provided in the Board's packet and received by the District from Filing 23 HOA requesting that the entry monument be constructed, but that the HOA was not able to contribute financially. There was discussion as to whether the HOA should participate financially or whether the District should pay for 100% of the project. Director Christensen mentioned the distinction between upgrading an existing

monument, versus building a new monument that should have been built by the developer in the first instance. Director D'Ambrosio mentioned the distinction between an entrance into the community versus an entry into an individual street or subdivision. Director Farrell mentioned that she consulted with Director Van Meter, and that the two of them preferred that the HOA pay something towards the cost of the monument based on prior monument work done between the District and HOAs in the past, and to foster positive community relations. Following discussion and review, Director Christensen MOVED, and Director D'Ambrosio SECONDED, a motion to construct an entryway monument on Fox Sparrow and have the Metro District pay 100% of the cost up to \$15,000.

After further discussion, Director Farrell offered an amendment to Director Christensen's motion, that being to have the Filing 23 HOA pay 10% of the construction costs. Upon a roll call vote, Directors Farrell and Van Meter (via proxy) voted "AYE", and Directors Nelsen, Christensen, and D'Ambrosio voted "NAYE." The motion was declared FAILED. The Directors then voted on the original motion. Upon a roll call vote, Directors Nelsen, Christensen, and D'Ambrosio voted "AYE." Directors Farrell and Van Meter (via proxy) "NAYE. The motion was declared PASSED. Mr. Miller stated that he will come up with a more concrete proposal for the sign/monument, and that he will commence to stake utilities.

Director Christensen then discussed a possible answer to a homeowner's question as to why the District is not lowering its Mil Levy in light of recent increases in property values and tax revenues. Director Christensen gave three reasons, (i) inflation, (ii) the fact that the District has an under-funded Reserve Study, and (iii) the need to pay expenses for construction of a new maintenance building and meeting room.

Parcel at N. Pinery Parkway and Thunderbird: Mr. Miller stated that after an unsuccessful attempt to see if the Pinery HOA wanted ownership of the parcel, that he began tree removal at the property. He has removed twelve trees so far, and has three more to remove, along with fire mitigation to be performed. He said the homeowners were thankful. He will be billing out this work as in excess of what he is paid for normal maintenance work under his contract. The Board agreed with this billing.

New Business:

Damage to Trees from Recent Snowfall: Mr. Miller stated that he has been cleaning up tree branches, and there has been a lot of homeowner dumping of tree branches. Director Farrell suggested that the District continue communication advising homeowners not to dump in the open space. Various options of dealing with slash through a chipping service were discussed, with no decisions made.

Reserve Study: Ms. Odewumi explained the recent Reserve Study performed by Association Reserves for year 2025. The Directors felt that the Reserve Study, while containing


certain inaccuracies in values of equipment and costs of repairs, was helpful in reaffirming the need to place substantial monies in reserve for future maintenance and replacement of District equipment and property. It was acknowledged that the existing District reserves are significantly underfunded, and the Directors plan to continue funding the reserve fund based on the Reserve Study. The Board also reiterated the need to not lower the Mil Levy in order to increase reserves.

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, tree removal, tree spraying, turning on the irrigation system, dealing with erosion, and the fact that the front entry-way water pump for the fountain pond failed again.

Other Issues and Homeowner Comments: T

Officer Adams and Traffic Patrols: Mr. Irish managed to get Douglas County Deputy Office Adams on the speaker phone to discuss traffic patrols, and to answer the Board's questions about the best way to get more traffic enforcement and address the speeding problem in the subdivision. The Board stated that it wanted to keep a two per month patrol schedule this summer, if possible, and increase it to three patrols per month when school is in session.

Adjournment: The meeting was adjourned at 11:35 a.m.


Ines E. D'Ambrosio, Secretary