

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

February 13, 2025

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, February 13, 2025, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

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

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
Stephen L. Brown of Hamre, Rodriguez, Ostrander & Prescott, P.C., Attorney for the District
Matt Miller, Director of Operations of the District
Bob Gall, Timbers resident and member of HOA Filing 24
John Paneitz, High Prairie Farms resident

The meeting was called to order at 9:00 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 December 12, 2024 regular meeting. It was noted that the Board did not hold a meeting in January. Following discussion and review, Director Christensen MOVED, and Director Farrell SECONDED, a motion to approve the minutes of the December 12, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter 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 December, 2024, and updated as of February 10, 2025, and reviewed the payments of claims on the disbursement schedules for the month of January, 2025, 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 was reviewed at the meeting for interim claim invoices in the amount of \$213,663.07, and claim invoices paid through February 13, 2025 in the amount of \$69,766.31. Following discussion and review, Director Christensen MOVED, and Director Van Meter 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 claims of \$213,663.07 and \$69,766.31, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE." The motion was declared PASSED.

Ms. Bach mentioned that the audit by our auditors, Dazzio & Associates, P.C., has started. Director Van Meter agreed to review the audit being prepared prior to Board approval at next meeting.

Mr. Christensen requested that Ms. Odewumi review the District's insurance deductibles to see what savings could be accomplished by possibly increasing certain deductibles.

Old Business:

Flock Safety Crime Prevention: Ms. Odewumi provided some helpful crime data she found on a Douglas County crime map website. The Board agreed that the crime figures are low for the Timbers/High Prairie Farms area, and that such figures do not yet justify the cost of the Flock system at this time. Privacy concerns were also mentioned. The Board requested that this matter be added again to the agenda for further review one year from now.

Traffic Patrols: Director Nelsen stated that he had nothing new to report.

Pinery 40 Rezoning Application: Directors Nelsen and Van Meter attended that public hearing on this project before the Douglas County Commissioners, and related that the Commissioners tabled the application giving the applicant time to address "equestrian nature of the neighborhood" issues. Mr. Nelsen mentioned that, except for the applicant, all speakers from the public were against the project. It was stated that the application currently proposes to build 45 homes on the 40-acre parcel.

Metro District Future Meeting Space and Maintenance Building Project: Mr. Miller stated that he received a design bid from Farnsworth for approximately \$60,000, which he thought was high for the simple 40' x 75' rectangular box structure with relatively simple engineering required. The District currently proposes to use a "design/build" approach to getting

design proposals from bidders. Ms. Odewumi will publish and post a Bid Packet and Invitation to Bid for this project.

Entryway Signage on Fox Sparrow: Mr. Miller stated that building materials for the sign have arrived and he will commence construction with favorable weather.

Self Storage and RV Storage Application (SP2024-085): Mr. Brown mentioned that he prepared a proposed easement for the Timbers' Entryway and submitted it to the principal, Don Siecke, for consideration.

Streamline Master Services Agreement: Ms. Odewumi explained that the District has changed its website platform to Streamline, which is the only group that complies with ADA. There will be an approximate savings to the District of \$600 with this new platform. Due to the cost of conforming website documents, such as past meeting minutes, to ADA requirements, the Board decided to only post minutes for 2024 and newer. Ms. Odewumi mentioned that many metro districts are eliminating the posting of all minutes due to the cost. Following discussion, Director Van Meter MOVED and Director Farrell SECONDED a motion to approve the Streamline Master Services Agreement and to authorize signature by the President. Upon a roll call vote, Directors Nelsen, Christensen, Farrell, D'Ambrosio, and Van Meter voted "AYE." The motion was declared PASSED.

New Business:

Update on Recent Filings: Ms. Odewumi confirmed that the following matters were timely filed by CLA: Annual District Letter and Map filing with DLG, Annual Filing of Transparency Notice to Electors, filing of the Annual Budget with DLG.

Election Update: Mr. Brown mentioned that he received three Self-Nomination and Acceptance Forms from Mr. Van Meter, Ms. Farrell, and Mr. Nelsen. He stated that that left one Board seat open, for which he has not received a Self-Nomination form.

Manager's Report/FIRE MITIGATION: Mr. Miller presented his 2025 Wildfire Mitigation Plan to the Board. The plan was developed in coordination with High Praire Tree and Turf, the District's current contract arborist. The plan calls for mitigating thirteen (13) locations throughout the District. There was significant discussion on Fire Mitigation efforts expended by the District in the past as well as planned future mitigation effort to be expended by the District. The District asked CLA (Nancy Bach) to research costs expended by the District in the past 10 to 12 years, A rough estimate of over a million has been used in the past. Mr. Miller developed and presented to the Board many of the details of the comprehensive Fire Mitigation Plan, which was discussed by the Board. He mentioned that the Districted is planning to invest \$30,000 towards fire mitigation in 2025. Mr. Miller referenced the Colorado State Forest Service (CSFS) "Defensible Space" wildfire document and mentioned that the District is responsible for Zone 3 fire mitigation (30 to 100 feet from a residence). This includes mowing, tree thinning,

eliminating ladder fuels, and addressing tree crown-spacing. He also mentioned that in the CSFS document homeowners are responsible for fire mitigation in Zones 1 and 2 (areas within 30 feet from a residence). These distances should keep District maintenance personnel and contractors off private property. Homeowner fire mitigation, too often, does not happen, either due to lack of education or active resistance. The Board talked about how to better educate the community on fire mitigation responsibilities and also the District's fire mitigation efforts, through the use of public notices, website postings, notices to HOAs, and possible NextDoor postings.

The Board discussed that Ms. Odewumi would prepare a letter to the homeowner at the SW corner of Fox Sparrow and South Pinery Parkway regarding the removal of a dead pine tree on the owner's property. Mr. Van Meter agreed to review the letter before it was sent out.

Other Issues and Homeowner Comments:

None

Adjournment: The meeting was adjourned at 11:55 a.m.

Ines E. D'Ambrosio, Secretary