

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

**October 10, 2024**

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, October 10, 2024, 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  
Jonathan Rolbin, Timber's resident, Filing #31, address 9664 Elizabeth St., Parker, CO 80134

The meeting was called to order at 9:04 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 August 8, 2024 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Christensen SECONDED, a motion to approve the minutes of the August 8, 2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio,

and Farrell voted "AYE". The motion was declared PASSED. Director Van Meter did abstained due to having not been present at the August meeting.

**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 August, 2024, and reviewed the payments of claims on the disbursement schedules for the month of August, 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 through August 31, 2024, in the amount of \$81,661.13, plus interim claims for July, 2024 of \$59,780.31 (the "July and August Claims"). Following discussion and review, Director Christensen MOVED, and Director Farrell 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 July claims of \$59,780.31 and August Claims of \$81,661.13, 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 then presented the draft budget for 2025, and the Board and Matt Miller discussed numerous line items in order to finalize a budget for the next Board meeting. The Board discussed forming a committee of two Board member to work with Nancy Bach on the budget for the next Board meeting. Following discussion and review, Director Nelsen MOVED, and Director Farrell SECONDED, a motion to appoint Directors Christensen and Van Meter to the committee to review with Ms. Bach and present a final budget to the Board at the November Board meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE". The motion was declared PASSED.

**Public Comment (taken out of order):** Director Nelsen introduced Jonathan Rolbin, homeowner in Filing #31, address of 9664 Elizabeth St., to describe to the Board Mr. Rolbin's experience with drainage and water issues negatively affecting his property. Mr. Rolbin explained in detail his erosion, sediment, drainage and water flow issues affecting his landscaping and property. He provided the Board with numerous pictures of his drainage and water issues at his property. Mr. Miller and Mr. Rolbin also discussed the history of dealing with these issues with Douglas County Planning, Engineering, Inspections and the developer. When asked by Director D'Ambrosio what Mr. Roblin was requesting, Mr. Roblin stated that he would like the Metro District to either change the grade on Metro District property, or find a way to slow the flow of water through his property. Mr. Roblin and the Board disagreed on whose responsibility it was to remediate the water flow issues, though the Board did agree to take measures to reduce erosion and sediment flow onto Mr. Rolbin's property. It was acknowledged that Mr. Miller recently amended the soil with new topsoil and compost, fertilized with phosphate, seeded and blanketed the area of Metro District property lying above and adjacent to Mr. Roblin's property. In addition, Mr. Miller recently installed erosion control "waddles". Matt also attempted to mitigate storm runoff previously. For numerous reasons, the Board did not

agree to change the grade on its property. Director Christensen suggested that Mr. Rolbin meet with his landscape architect in order to remove mulch at the borders of his property, and create a landscape design with materials that can tolerate the historical flow of water coming from properties above his property. Mr. Rolbin thanked the Board for listening to his requests and for continuing to work with him to mitigate his problems. He then left the meeting.

### **Old Business:**

**Metro District Future Meeting Space and Maintenance Building Project:** Mr. Miller gave the Board an update on the progress on the project. He requested that Director Nelsen sign Douglas County's Land Use Application allowing the Farnsworth Group firm to represent the Metro District before Douglas County on this land use application, as well as sign the Farnsworth Group's letter approving of the same. Following discussion and review, Director Nelsen MOVED, and Director Farrell SECONDED, a motion to authorize Director Nelsen to sign the Land Use Application and Farnsworth Group's letter authorizing the Farnsworth Group to represent the Metro District as its agent before the County on this land use application. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE". The motion was declared PASSED.

**Flock Safety Crime Prevention:** The Board opted to table discussion on this matter until next month's meeting, when Ms. Odewumi may be able to provide crime level information or statistics in Douglas County.

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

**Pinery 40 Rezoning Application:** Director Nelsen stated that the developer has postponed matters before the public until November.

**Entryway signage on Fox Sparrow:** Mr. Miller showed the Board different renderings of the sign, and gave cost estimates between \$7,250 and \$9,500. The Board instructed Mr. Miller to proceed with the sign as shown without landscaping or a rock base at this time, with the understanding that landscaping and rock can be added in the future.

### **New Business:**

**Tax Legislation:** Mrs. Odewumi stated that she would have more information on this in the future.

**Parking on Metro District Property:** Mr. Miller explained the wrongful parking on Metro District property by a Pinery homeowner holding a political event. The Board decided that the Homeowner's statement that she now understands the District's policy regarding no

parking on its property and that she would not allow this to happen again, was sufficient, and the Board decided to take no further action at this time.

**Board Term Staggering and Election.** Mr. Brown reviewed the individual Board Member's terms, and explained why four of the five Board positions were coming up for election in 2025. He mentioned that the Next election is scheduled for May 6, 2025.

**Timber's Creek IGA:** Mr. Brown presented a minor amendment to the Timber's Creek IGA, known as Amendment H, increasing funding for the project by \$75,000, but not requiring or using any additional funds from the District. Following discussion and review, Director Christensen MOVED, and Director Van Meter SECONDED, a motion to approve the amendment to the IGA. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE". The motion was declared PASSED.

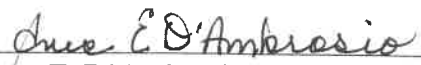
**Attorney Fee Discussion:** Mr. Brown requested that his firm's attorney fee rate increase from \$275 to \$300 an hour effective January 1, 2025. Director Christensen explained why he felt this increase was justified. Following discussion and review, Director Christensen MOVED, and Director Farrell SECONDED, a motion to increase attorney fees from Mr. Brown's firm to \$300 per hour effective January 1, 2025.

**Manager's Report:** Mr. Miller reviewed his report with the Board. He requested that the board approve his purchase of a new dump-trailer for an amount up to \$13,000. Following discussion and review, Director Nelsen MOVED, and Director Farrell SECONDED, a motion to approve Mr. Miller's purchase of a new dump trailer for an amount up to \$13,000. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, Van Meter, and Farrell voted "AYE". The motion was declared PASSED.

**Other Issues and Homeowner Comments:**

None

**Adjournment:** The meeting was adjourned at 12:35 p.m.

  
Ines E. D'Ambrosio, Secretary