

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

June 13, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, June 13, 2024, at the home of Roger Christensen, Board Member, 9140 Windhaven Drive, Parker, CO. Board members present were:

Richard R. Nelsen
Roger Chrestensen
Ines E. D'Ambrosio
Steve Van Meter

Also present were:

Nancy Bach of CliftonLarsonAllen, LLP (CLA) , District Accountant
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
Bob Gall, Timbers resident and member of HOA Filing 24
John Paneitz, Secretary of High Prairie Farms HOA

Absent from the meeting were:

Matt Miller, Director of Operations of the District, excused
Ashleigh Farrell, Director, excused absence

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 May 9, 2024 regular meeting. Following discussion and review, Director Christensen MOVED, and Director Nelsen SECONDED, a motion to approve the minutes of the May 9,

2024 regular meeting, as presented. Upon a roll call vote, Directors Nelsen, Christensen, and D'Ambrosio voted "AYE". The motion was declared PASSED. Director Van Meter abstained due to not being in attendance at the last 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 April, 2024, and reviewed the payments of claims on the disbursement schedules for the month of April, 2024, which documents were distributed via email prior to the meeting. Ms. Bach entertained questions from certain members of the Board regarding the same. She agreed to correct the financial claims for \$14,000 from it being listed as flowers. The disbursement schedule reviewed at the meeting for invoices paid through June 16, 2024 in the amount of \$57,953.26 (the "April 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 April Claims in the amount of \$57,953.26, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Old Business:

Traffic Patrols: Director Nelsen stated that he received an email from Sheldon Irish and that there is nothing new to report. It was reported that Mr. Irish did ask for traffic counts and speed analysis, and they informed him that they have not been completing these reports.

Pinery 40 Rezoning Application: Director Nelsen stated that there have been no changes in this application. Director D'Ambrosio had questions about fencing removal and/or replacement as part of the development of the project. This issue will be monitored as the project progresses.

9511 E. Democrat Rezoning Application: Director Van Meter stated that there is nothing new to report.

Metro District Future Meeting Space and Maintenance Building Project: Director Nelsen discussed Project Services Agreement from Farnsworth Group (Engineers and Architects) sent to the Board by Mr. Miller on 6-11-14. He explained the Mr. Miller and Director Christensen are recommending that the Board approve this Agreement whereby the Farnsworth Group would provide architectural and engineering design services to the District for the new Maintenance Building for the price of \$37,400. The scope of work was explained and discussed, the experience and expertise of the Farnsworth Group was discussed. Director Christensen recommended that the Board need not obtain a second bid for such services, and after discussion, the Board agreed. Ms. Odewumi stated that the price appeared to be in line with prices for projects for other CLA clients. It was mentioned that the Farnsworth Group was also

recommended highly by Pinery Water. Following discussion and review, Director Christensen MOVED, and Director D'Ambrosio SECONDED, a motion to approve the Project Services Agreement with the Farnsworth Group, pending legal review, for the contract price of \$37,400. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, and D'Ambrosio voted "AYE." The motion was declared PASSED.

Timbers Sales Office: The Directors discussed the concept of separating the building from the site improvements when thinking about removal and restoration by Timbers Realty when the time comes, and they reiterated the desire that the District keep its options open for the future with respect to this building and property.

Entryway on Fox Sparrow: Mr. Nelsen stated that there was nothing new to report. Director Nelsen mentioned that he spoke to Mr. Miller about the many details involved with the project, such as placement of the signage, the curve on the road, the hill, etc. He asked Mr. Miller to put up a temporary structure to determine where best to place the signage.

New Business:

Flock Safety Crime Prevention: Ms. Odewumi discussed the Flock camera and security system installed at one of other clients, Heritage Hills subdivision. She stated that it was relatively inexpensive to install. She stated that for privacy concerns, access to the data generated by the Flock system was limited only to the police department and not to the residents or the HOA. John Paneitz mentioned that High Prairie Farms HOA obtained a quote of \$5,000 for a Flock system in their subdivision, which included two cameras at the two entrances to their subdivision. There was more discussion on the potential costs, privacy concerns, and number and placement of cameras. The Board asked Ms. Odewumi to try and have a person from Flock address the Board regarding the system at our next meeting.

Timbers PD Amendment 32 (Paired Homes): Mr. Brown explained the two applications regarding the 20 paired homes and one single family residence application, and the companion road vacation application for the Democrat Road right-of-way. Since the project is located wholly within the Metro District, discussion was mainly about what services the District would provide versus the services that the project should have performed by an HOA. The Board discussed the possibility of the District filing a letter with the County as a referral agency.

Website Accessibility Policy: Ms. Odewumi explained recent legislation (Governor's Office of Information Technology Adoption of Permanent Rules, 8 CCR 1501-11, Rule Establishing Technology Accessibility Standards) regarding the requirement that the District issue a statement of its intent to comply with the Web Content accessibility Guidelines version 2.1, level AA criteria. These guidelines not only help make technology accessible to users with sensory, cognitive and mobility disabilities, but ultimately to all users, regardless of ability. She presented a Statement that has been posted on the District's website. Additionally, Ms.

Odewumi presented a Resolution adopting a digital accessibility policy and designating a compliance coordinator (CliftonLarsonAllen), and requested that the Board approve the Resolution. Following discussion and review, Director Christensen MOVED, and Director D'Ambrosio SECONDED, a motion to approve the Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Coordinator. Upon a roll call vote, Directors Nelsen, Christensen, Van Meter, and D'Ambrosio voted "AYE." The motion was declared PASSED. Ms. Odewumi then stated that the District until July 1, 2025 to come into compliance.

Manager's Report: The Board reviewed and discussed the Manager's Report, which was emailed to the Board by Mr. Miller prior to his leaving town.

Other Issues and Homeowner Comments: T

Mr. John Paneityz mentioned the need to mow certain bridle paths, and repair broken fencing at the end of Colorow Ct. These issues will be brought to Mr. Miller's attention upon his return.

Adjournment: The meeting was adjourned at 11:04 a.m.

DocuSigned by:

Ines E. D'Ambrosio

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Ines E. D'Ambrosio, Secretary