

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

August 8, 2024

The Board of Directors of the High Prairie Farms Metropolitan District, Douglas County, Colorado, met on Thursday, August 8, 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
Ashleigh Farrell

Absent: Steve Van Meter (excused)

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 Pancitz, High Prairie Farms resident
Gin Schulz, High Prairie Farms resident

The meeting was called to order at 9:02 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 July 11, 2024 regular meeting. Following discussion and review, Director Farrell MOVED, and Director Nelsen SECONDED, a motion to approve the minutes of the July 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 June, 2024, and reviewed the payments of claims on the disbursement schedules for the month of June, 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 8, 2024, in the amount of \$47,229.50, plus interim claims of \$4,771.50 (the "June 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 June Claims in the total amount of \$52,001.00, and for the payment of the directors' fees for the current meeting. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, and Farrell voted "AYE." The motion was declared PASSED.

Old Business:

Flock Safety Crime Prevention: Ms. Odewumi discussed the three proposals sent to the District by Alex Graves from Flock Safety, ranging from 20 cameras down to 7 cameras. Director Christensen expressed concern with the significant cost of multiple cameras, and suggested that a fewer number of cameras, perhaps 4 to 5, might be a better start for a pilot program. Director Farrell recommended talking to other HOAs to see if they might want to participate in the Flock system. Guest Gin Schulz discussed her conversations with Stroh Ranch HOA, and the history of the High Prairie Farms HOAs consideration of Flock. Director Farrell expressed the need for more information, specifically the amount of crime currently experienced in the District, and the results from other neighboring HOAs that have purchased and installed the Flock system. Ms. Odewumi volunteered to gather the information requested by Director Farrell. The Board acknowledged Director Van Meter's prior expressed opposition to purchasing Flock at this time. The Board took no further action.

Traffic Patrols: Director Nelsen stated that he had nothing new to report, but that we are fortunate that there is an officer willing to sign up for these patrols.

Pinery 40 Rezoning Application: Director Nelsen stated that the developer has planned a public meeting on the project for this Monday night the 12th at Sagewood Middle School. It was suggested that it would be good if a Board member could attend the meeting and report back to the Board.

9511 E. Democrat Rezoning Application: Director Farrell mentioned that the developer terminated its contract to purchase the property, and that the property is back on the

market for sale at \$1.3M. It was acknowledged that the deed restriction placed on the property by the owner during the developer's application phase, which deed restriction limits the number of homes to ten, will continue to be in place for any future development. This matter can be taken off the agenda for future meetings at this point.

Metro District Future Meeting Space and Maintenance Building Project: Mr. Miller provided a copy of the latest rendering of the new maintenance building. The Board requested that Mr. Miller revise the drawing to have larger conference room windows. Security issues were discussed, as well as the number of underground utilities affecting bringing utilities to the project.

Timbers Sales Office: The Board agreed that this matter could come off of the agenda.

Entryway signage on Fox Sparrow: Mr. Miller said that he will provide a drawing of the sign for the October meeting.

New Business:

None


Manager's Report: Mr. Miller reviewed his report with the Board. Highlights of the report included instances of vandalism to District property, and a request from Black Hills Energy for 6" gas line easement through the District's Filing 29 open space.

Mr. Miller presented a bid from JR Sprinkler to hardscape around 7 mailbox clusters in Filings 32, 30A/B, 31, and 29, for a cost of \$19,750. Following discussion and review, Director Nelsen MOVED, and Director D'Ambrosio SECONDED, a motion to approve the expenditure of \$19,750 for the hardscaping of mailbox clusters as proposed by Mr. Miller. Upon a roll call vote, Directors Nelsen, Christensen, D'Ambrosio, and Farrell voted "AYE". The motion was declared PASSED.

Other Issues and Homeowner Comments:

The Board decided that due to the low volume of business, that the September regular meeting should be cancelled, and None

Adjournment: The meeting was adjourned at 11:30 a.m.


Ines E. D'Ambrosio, Secretary