



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD JULY 13, 2021, AT 10:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, July 13, 2021, at 10:30 AM, at 119 N. Wahsatch Ave., Colorado Springs, CO 80903, and via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Lindsay J. Case, President – Term Expires May 2022
Bryan T. Long, Vice President – Term Expires May 2023
Randle W. Case II, Secretary/Treasurer – Term Expires May 2022
Robert Case, Asst. Secretary – Term Expires May 2023
Alfred Hagedorn III, Asst. Secretary – Term Expires May 2022 - Excused

Also in attendance were:

Kevin Walker, Walker Schooler District Managers
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)
Eric Smith, Matrix Engineering (by phone)
Steve Harris (by phone)

1. Call to Order; Declaration of Quorum; Conflict of Interest Disclosure: Director Case II called the meeting to order at 10:30 AM. Director Case II confirmed a quorum was present and Director Hagedorn III was excused.

Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker reported that disclosures for those directors that provided notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Walker inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

2. Approval of the Agenda: President Lindsay Case moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.

3. Approval of June 8, 2021 Board Meeting Minutes: President Lindsay Case noted a correction to the number of single-family units under Development Status Review. President Lindsay Case moved to approve the June 8, 2021 Board Meeting Minutes as amended; seconded by Director Robert Case. Motion passed unanimously.

4. District Manager Report: Mr. Walker reported he has been working on preparing the Agendas and Minutes and noted the bond issue discussions have been suspended.

5. President of the Board Report: Director Case II presented the President of the Board Report and noted a meeting scheduled for next week with the County Traffic Engineer to discuss keeping the roads gravel as opposed to an asphalt surface for an equestrian facility. Director Case II noted the weekly meetings with D.A. Davidson and Mr. Bishop have been postponed.

6. Development Status Review

- a. Water Provider Status – Sage Water Users Agreement: Director Case II reported there was a meeting last week with Sage Water Users and the reduced rate was discussed. Director Hagedorn III had also discussed with the Sage Water Users that his company will need to pursue returning back to the Colorado Springs’ Out of City water rates due to losing funds in the previous years.

Director Case II reported that the Board of County Commissioners authorized renewal of the High Plains Ranch expense plan that allows up to 1,100 single-family units. No further land use planning is anticipated until meeting with the County Engineer next week to discuss the roads.

Director Case II discussed the development of gravel roads at Saddle Horn, and they are also installing a water system similar to what the District may do. Mr. Walker reported that Saddle Horn is in process of getting State approvals for their water system.

7. Bond Issue Update: There was no additional discussion as the bonding is on hold.

8. Developer Agreement Updates

- a. Davis Ranch Inclusion: Director Case II reported the Davis Ranch inclusion is still pending. The Board agreed to continue this item.

9. Other Business:

- a. Next Regular Meeting Date: August 10, 2021 at 10:30 AM.

10. Adjournment: President Lindsay Case moved to adjourn at 10:41 AM; seconded by Director Robert Case. Motion passed unanimously.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary