

HIGH PLAINS RANCH METROPOLITAN DISTRICT

Regular Board Meeting
119 N. Wahsatch Ave.
Colorado Springs, Colorado 80903
Tuesday, August 10, 2021 at 10:30AM
and

Tele/videoconference

<https://global.gotomeeting.com/join/963495413>

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 963-495-413

Board Members:

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

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of July 13, 2021 Board Meeting Minutes
5. Managers' Report
6. President's Report
7. Development Status Review
 - a. Water Provider Status – Sage Water Users Agreement
8. Developer Agreement Updates
9. Other Business
 - a. Review and Approve Financial Statements and Payables
 - b. Resolution for Physical and Virtual Meeting Location Designation (attached)
 - c. Davis Ranch Inclusion Update
 - d. Next Regular Meeting Date – September 14, 2021 at 10:30 AM
10. Adjourn

2021 Regular Meetings	Location
<p>The Second Tuesday of Every Month at 10:30 A.M. Please Call 719-447-1777 for meeting information</p>	<p>Case International 119 N. Wahsatch Ave. Colorado Springs, Colorado or https://global.gotomeeting.com/join/963495413 United States: +1 (224) 501-3412 Access Code: 963-495-413</p>

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN That the Board of Directors of **HIGH PLAINS RANCH METROPOLITAN DISTRICT**, County of El Paso, State of Colorado, will hold a regular meeting at 10:30 AM on Tuesday, the 10th day of August, 2021, at 119 South Wahsatch Ave. in Colorado Springs, Colorado, and via tele/videoconferencing at the following:

<https://global.gotomeeting.com/join/963495413>

United States: [+1 \(224\) 501-3412](tel:+12245013412)

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for the purpose of conducting such business as may come before the Board including the business on the attached agenda.

The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS:

HIGH PLAINS RANCH METROPOLITAN DISTRICT



**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 District was approved by the Board of County Commissioners to go forward with renewal of the High Plains Ranch expense plan that allows up to 1,100 single-family units. The District has not advanced any more land use planning until they have the 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.

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

High Plains Ranch Metropolitan District

Balance Sheet

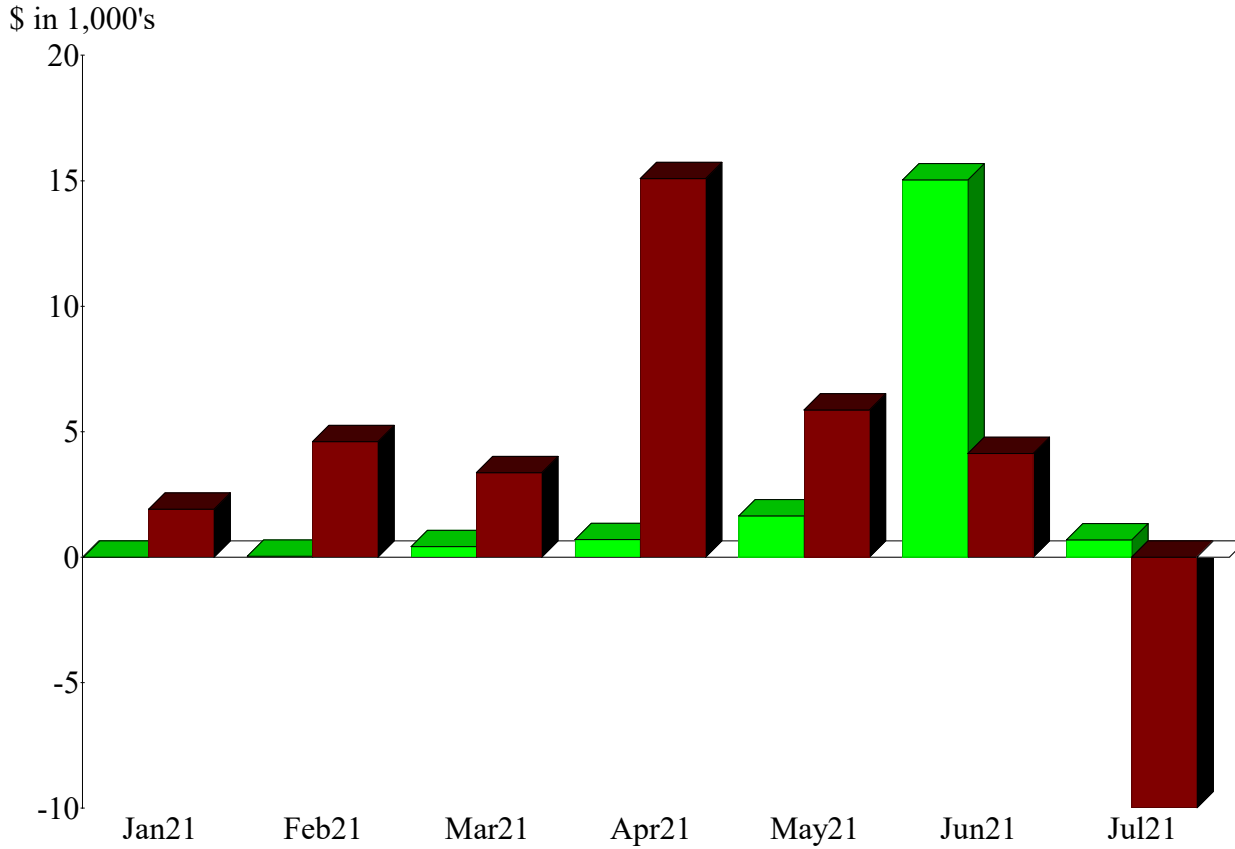
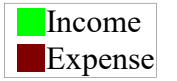
As of July 31, 2021

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Checking	18,519.64
Total Checking/Savings	<u>18,519.64</u>
Total Current Assets	<u>18,519.64</u>
TOTAL ASSETS	<u>18,519.64</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	26,887.59
Total Accounts Payable	<u>26,887.59</u>
Total Current Liabilities	<u>26,887.59</u>
Total Liabilities	26,887.59
Equity	
Retained Earnings	-1,925.00
Net Income	-6,442.95
Total Equity	<u>-8,367.95</u>
TOTAL LIABILITIES & EQUITY	<u>18,519.64</u>

High Plains Ranch Metropolitan District Profit & Loss Budget vs. Actual

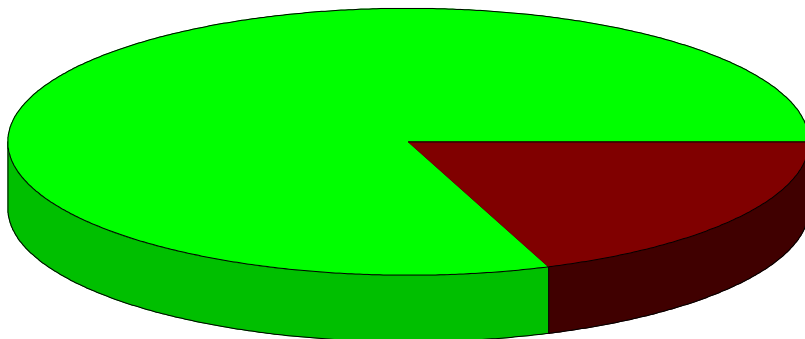
	January through July 2021			TOTAL	
	Jul 21	Jan - Jul 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Taxes					
Property Taxes - Debt	548.55	2,765.34	3,405.00	-639.66	81.21%
Specific Ownership - Debt	33.63	209.20	238.00	-28.80	87.9%
Property Tax - O&M	109.71	553.04	681.00	-127.96	81.21%
Specific Ownership O&M	6.72	41.83	48.00	-6.17	87.15%
Total Taxes	698.61	3,569.41	4,372.00	-802.59	81.64%
Developer Advance	0.00	15,000.00	24,500.00	-9,500.00	61.22%
Total Income	698.61	18,569.41	28,872.00	-10,302.59	64.32%
Expense					
Accounting	0.00	0.00	12,000.00	-12,000.00	0.0%
Bank Service Charge	0.00	0.00	125.00	-125.00	0.0%
Bond Market Study	-10,000.00	0.00	0.00	0.00	0.0%
Copies, Postage, Reimbursements	0.00	30.00	0.00	30.00	100.0%
District Management	0.00	12,050.00	0.00	12,050.00	100.0%
Dues & Subscriptions (SDA)	0.00	0.00	500.00	-500.00	0.0%
Insurance	0.00	0.00	2,000.00	-2,000.00	0.0%
Legal	0.00	12,882.59	8,500.00	4,382.59	151.56%
Treasurers Fee - Debt	8.23	41.48	45.83	-4.35	90.51%
Treasurers Fee - O&M	1.64	8.29	9.17	-0.88	90.4%
Total Expense	-9,990.13	25,012.36	23,180.00	1,832.36	107.91%
Net Ordinary Income	10,688.74	-6,442.95	5,692.00	-12,134.95	-113.19%
Net Income	10,688.74	-6,442.95	5,692.00	-12,134.95	-113.19%

Income and Expense by Month
January through July 2021



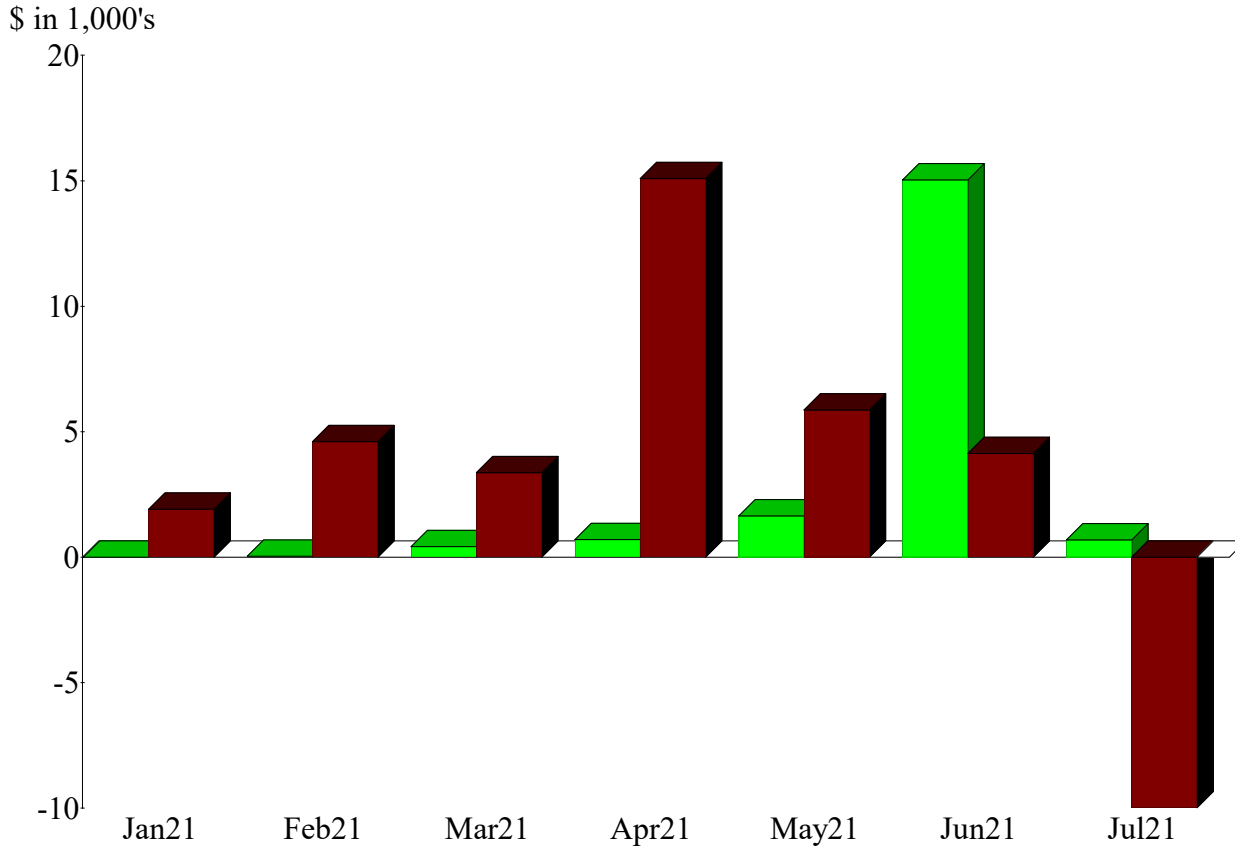
Income Summary
January through July 2021

Developer Advance	80.78%
Taxes	19.22
Total	\$18,569.41



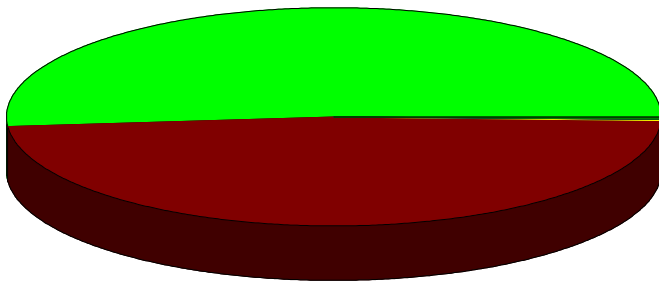
By Account

Income and Expense by Month
January through July 2021



Expense Summary
January through July 2021

Legal	51.50%
District Management	48.18
Treasurers Fee - Debt	0.17
Copies, Postage, Reimbursements	0.12
Treasurers Fee - O&M	0.03
Total	\$25,012.36



By Account

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT**

**DESIGNATING THE LOCATION OF REGULAR MEETINGS OF THE BOARD OF
DIRECTORS**

WHEREAS, the High Plains Ranch Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the Board of Directors of the District (“**Board**”) previously adopted Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings (the “**Emergency Resolution**”); and

WHEREAS, pursuant to the Emergency Resolution, any actions, including, but not limited to the adoption of the Emergency Resolution, taken at a regular or special meeting held by teleconference platform shall be ratified at the first regular or special in-person Board meeting that takes place after adoption of the Emergency Resolution; and

WHEREAS, pursuant to § 32-1-903(1), C.R.S., the Board shall meet regularly at a time and in a location to be designated by the Board; and

WHEREAS, the Colorado Legislature enacted House Bill 21-1278 amending § 32-1-903, C.R.S., to clarify what qualifies as a meeting location for purposes of special district board meetings; and

WHEREAS, pursuant to § 32-1-903(5)(a), C.R.S., “location” means the physical, telephonic, electronic, or other virtual place, or combination of such means where a meeting can be attended; and

WHEREAS, § 32-1-903(4), C.R.S., provides that the method of conducting any meeting held prior to the effective date of this section, as amended, by telephonic, electronic, or other virtual means is validated, ratified, confirmed, and may not be challenged; and

WHEREAS, the Board desires to repeal the Emergency Resolution; and

WHEREAS, the Board desires to designate the location for regular meetings of the Board.

NOW, THEREFORE, the Board hereby RESOLVES as follows:

1. **Ratification of Prior Actions.** The Board hereby finds and determines that, pursuant to § 32-1-903(4), C.R.S., actions taken by the Board before July 7, 2021, are automatically validated, ratified and confirmed and cannot be challenged. All actions taken by the Board in meetings on or after July 7, 2021, are hereby ratified by the Board.

2. **Designation of Regular Meeting Location.** As of the date hereof, all regular meetings of the Board will be held at the following location(s):

By telephonic, electronic, or other virtual means, and notice of all meetings of the Board shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting.

AND/OR

Physical Meeting Location: 119 N. Wahsatch Ave.
Colorado Springs, CO 80903

3. **Notice of Meetings Location.** All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and notices of electronic meetings shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting.

4. **Effect of Resolution.** The above location shall remain in effect until contrary action is taken by the Board, which action must comply with §32-1-903(1), C.R.S., or §§ 32-1-903(1)(a) - 32-1-903(1)(b), C.R.S.

[Remainder of page intentionally left blank.]

ADOPTED this 10th day of August, 2021.

HIGH PLAINS RANCH METROPOLITAN DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Designating the Location of Regular Meetings