



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD AUGUST 10, 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, August 10, 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 (Arrived late)
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 (by phone)
Alfred Hagedorn III, Asst. Secretary – Term Expires May 2022 (Excused)

Also in attendance were:

Kevin Walker, Walker Schooler District Managers (by phone)
Rebecca Hardekopf, Walker Schooler District Managers
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)
Steve Harris (by phone)

1. Call to Order; Declaration of Quorum; Conflict of Interest Disclosure: Director Randle Case II called the meeting to order at 10:30 a.m. and confirmed a quorum of the Board was present with President Lindsay Case and Director Hagedorn III 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: Director Long moved to approve the Agenda as presented; seconded by Director Robert Case. Motion passed unanimously.

3. Approval of July 13, 2021 Board Meeting Minutes: Director Long moved to approve the July 13, 2021 Board Meeting Minutes as presented; seconded by Director Robert Case. Motion passed unanimously. President Lindsay Case joined the meeting.

4. District Manager Report: Mr. Walker reported they have been slowly working through bond issues and regular management activity.

5. President of the Board Report: Director Randle Case II reported the landowners have been working with the governmental entities including the County Traffic Engineer to discuss development of property in the District and whether to have paved or unpaved streets. The County Traffic Engineer is in favor of asphalt streets but are open to deviation requests. He noted the area has a community water system and septic, so the County seemed to be comfortable with a similar approach by the District. The Board discussed that getting a wastewater system approved with the State of Colorado is a 2-year process. Director Randle Case II noted the master plan approved by the County contemplates this area being 2.5 acre lots which is in conflict with the sketch plan. The Planning Director said they would review those at the time of the next submittal.

6. Development Status Review:

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported he met with Director Hagedorn III's water attorney and the Sage Water Users Association. The Board of the Sage Water Users Association has agreed to do a tiered increase over two years of their rates for water that is comparable to market rates in the area. Director Randle Case II explained they agreed to increase rates subject to conditions: new generators at the well and booster systems, more dependable variable speed pumps at the supply site, and 30,000 gallons of additional water storage. Director Hagedorn III has agreed to fund the generators at his expense and design work for the pumps. Mr. Harris explained that there is also a requirement for Mid Colorado to put up 125% of the estimated costs in escrow of what they are committing to provide. The water attorney has drafted a revised agreement with Mid Colorado that the Board of the Sage Water Users Association will review and finalize at their meeting on August 12th. The anticipated closing of the transaction is September 2, 2021.

7. Bond Issue Update: Director Randle Case II discussed that a buyer with Mayberry has expressed interest in joining the subdivision as well as Clayton Homes. However, Clayton Homes has supply issues that has delayed new homes by 18 months. The Board discussed that this is one reason why the bonds have not moved forward because the District does not have a contract for purchase of lots.

8. Developer Agreement Updates: Director Randle Case II reported he had discussions with Mayberry Colorado Springs with the project Ellicott Town Center, formerly Viewpointe. They are sold with 70 units and have completed grading on 200 lots. Mr. Walker disclosed that Walker Schooler District Manager is the District Manager for both Saddlehorn and Mayberry. He noted that Mayberry has issued bonds for \$13 Million for public infrastructure including streets, utilities, drainage, and parks. Saddlehorn is privately financed and possibly looking at a bond issue in the future.

Director Randle Case II reported there have been discussions with Colorado Springs Utilities on how to serve the Air Force Base as well as water and wastewater services for Cherokee Metro District.

9. Other Business:

- a. Review and Approve Financial Statements and Payables: Mr. Walker presented the financial statements and noted he will need additional guidance on the payables from the Board.

- b. Resolution for Physical and Virtual Meeting Location Designation: President Lindsay Case moved to approve the Resolution for Physical and Virtual Meeting Location Designation; seconded by Director Long. Motion passed unanimously.
- c. Davis Ranch Inclusion Update: The Board tabled this item until the next meeting.
- d. Next Regular Meeting Date – September 14, 2021 at 10:30 AM.

10. Adjournment: The Board adjourned the meeting at 11:25 a.m.

Respectfully Submitted,
Walker Schooler District Managers

Kristina Kulick
By: Recording Secretary