



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HIGH PLAINS RANCH METROPOLITAN DISTRICT  
HELD OCTOBER 12, 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, October 12, 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  
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (By phone)  
Eric Smith (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 joining shortly 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 May 11, 2021 Board Meeting Minutes and August 10, 2021 Board Meeting Minutes: After review, Director Long moved to approve the May 11, 2021 and August 10, 2021 Board Meeting Minutes; seconded by Director Robert Case. Motion passed unanimously.

4. District Manager Report

- a. Draft 2022 Budget: Mr. Walker will distribute the Draft 2022 Budget to the Board in the next few days via email. The public Budget Hearing will be held on November 9, 2021 at the next Board meeting. Mr. Walker noted the 2022 Budget will have a bond issue line item if needed.

5. President of the Board Report: President Lindsay Case joined the meeting. President Lindsay Case reported they are analyzing the land use possibilities east and west of Murr Road and working on getting an investment developer building group in on the 118 lots.

6. Development Status Review:

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported the Sage Water Users Amended Agreement was completed and signed by the Sage Water Users Board and Mid Colorado Investments Board last month. Mid Colorado Investments will be moving forward with improvements to the bulk water site. Director Randle Case II met with the County Engineer to discuss the concept of keeping the roads unpaved similar to the Sage projects.

7. Developer Agreement Updates: There was no discussion. Mr. Walker noted this item will be removed from the Agenda moving forward.

8. Other Business:

- a. Review and Approve Financial Statements and Payables: Mr. Walker presented the Financial Statements and Payables. Director Long moved to approve the Financial Statements and Payables as presented; seconded by President Lindsay Case. Motion passed unanimously.
- b. Davis Ranch Inclusion Update: The Board agreed to keep this item on the Agenda while discussions continue regarding the Davis Ranch Inclusion.
- c. Next Regular Meeting Date – November 9, 2021 at 10:30 AM.

10. Adjournment: The Board adjourned the meeting at 10:50 AM.

Respectfully Submitted,  
Walker Schooler District Managers

*Kevin Walker*  
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By: Recording Secretary