



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD NOVEMBER 9, 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, November 9, 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 (By phone)

Also in attendance were:

Kevin Walker, Walker Schooler District Managers
Rebecca Hardekopf, Walker Schooler District Managers (By phone)
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (By phone)
Stephen Harris (By phone)
Eric Smith, District Engineer

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.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: Director Randle Case II confirmed a quorum of the Board was present. 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.

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

4. Approval of October 12, 2021 Board Meeting Minutes: After review, Director Long moved to approve the October 12, 2021 Board Meeting Minutes as presented; seconded by President Lindsay Case. Motion passed unanimously.

5. Manager's Report – Working with Mid Colorado Investments, Inc. directly: Mr. Walker reported he has been working on completing the Budget and meeting preparation. He noted that Walker Schooler District Managers is working directly with Mid Colorado Investments, Inc. to assist with management of their water company. Director Hagedorn III commented that the relationship with Walker Schooler District Managers is going very well.

6. President's Report: Director Randle Case II reported that the new independent working relationship between Walker Schooler District Managers and Mid Colorado Investments, Inc. has been disclosed and the Board approves as it is a benefit to the District.

7. Development Status Review:

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported the Sage Water Users Agreement with Mid Colorado Investments, Inc. has gone through an amendment. Director Hagedorn III has received the updated monetary compensation through that agreement as of October 1, 2021. In the agreement, the Sage Water Users Association agreed to an increase in bulk water service price based on City of Colorado Springs market conditions. President Lindsay Case noted they had been underpaying. Mid Colorado Investments, Inc. agreed to certain improvements to the bulk water system including generators at the well house and booster pump locations, an upgrade to variable speed pumps, and to add 30,000 gallons of additional on-site reservoir capacity. Director Hagedorn III noted he is researching a cost-effective alternative for the well generator and has received proposals for generators for the wells and pressure booster stations. He is working on the variable speed pumps, and they have been incorporated into the generator estimate for the pressure booster stations. Design work is being done by JDS-Hydro and installation is being done by Hydro Resources.

Director Randle Case II discussed development updates. He noted that he and Director Long met with the development group for Mayberry. They are interested in including part of High Plains Ranch in their program in the next 12 months. Director Randle Case II also visited the Saddlehorn Ranch project which is a close comparable to Sage Creek and High Plains Ranch.

8. Other Business:

- a. Review and Approve Financial Statements and Payables: Mr. Walker presented the Financial Statements and Payables. After review, President Lindsay Case moved to approve the Financial Statements and Payables; seconded by Director Long. Motion passed unanimously.
- b. Public Hearing on the adoption of a Resolution approving the 2022 budget for the District: Director Randle Case II opened the Public Hearing on the 2022 Budget. Mr. Walker presented the 2022 Budget. After no public comment, President Lindsay Case moved to close the Public Hearing; seconded by Director Hagedorn III. Motion passed unanimously. President Lindsay Case moved to adopt the Resolution approving the 2022 Budget; seconded by Director Hagedorn III. Motion passed unanimously.
- c. Approval of Resolution calling for 2022 Director Elections: Mr. Allen presented the Resolution calling for 2022 Director Elections. President Lindsay Case and Director Hagedorn III have expiring terms. If there are not more candidates than seats available 63 days before the election, the election can be cancelled. President Lindsay Case moved to adopt the Resolution calling for

2022 Director Elections; seconded by Director Hagedorn III. Director Hagedorn III commented that he may remove himself from candidacy if there is a conflict of interest due to the sale of his director parcel and relationship with Mid Colorado Investments, Inc. Mr. Allen said he will further research the sale of the director parcel and the qualification. Motion passed with Director Hagedorn III abstaining.

- d. Davis Ranch Inclusion Update: Director Randle Case II reported decisions on this matter are pending an executed inclusion agreement. There have been communications with the County on Davis Ranch's filings 3, 4 and 5 and land use approvals being extended. The Deputy County Director is starting to process the extension. The Board agreed to table this item and keep it on the Agenda.
- e. Next Regular Meeting Date – Consider cancelling December 14, 2021 at 10:30 AM: The Board agreed to hold the meeting if needed, but will likely cancel.

9. Adjournment: The Board adjourned the meeting at 11:02 AM.

Respectfully Submitted,
Walker Schooler District Managers

DocuSigned by:

Kevin Walker

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By: Recording Secretary