



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HIGH PLAINS RANCH METROPOLITAN DISTRICT  
HELD MARCH 8, 2022, 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, March 8, 2022, 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 via phone)  
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 Absence)

**Also in attendance were:**

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

**1. Call to Order:** Director Randle Case II called the meeting to order at 10:30 AM.

**2. Declaration of Quorum/Director Qualifications/ Disclosure Matter:** Director Randle Case II 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.

**3. Approval of the Agenda:** Ms. Hardekopf added Agenda item 9.a.1. Approval of the Audit Exemption. Director Long moved to approve the Agenda as amended; seconded by Director Robert Case. Motion passed unanimously.

**4. Approval of November 9, 2021 Board Meeting Minutes:** After review, Director Robert Case moved to approve the November 9, 2021 Board Meeting Minutes as presented; seconded by Director Long. Motion passed unanimously.

**5. Manager's Report:** Mr. Walker had no updates.

6. Ratify ICC Membership: Director Long moved to ratify the International Code Council membership; seconded by Director Robert Case. Motion passed unanimously.

7. President's Report: Director Randle Case II noted there is a lot of activity in the area and further discussion on the bonds will be had later in the meeting.

8. Development Status Review:

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported that several of the owners met in the last few weeks and another meeting is scheduled for March 14<sup>th</sup> to continue discussion on how to maximize use and optimization of the water in the area.
- b. Development Updates: Director Randle Case II discussed the contract to sell part of the project and the development group is determining their scope of work for purposes of moving forward with both private and district improvements.
- c. Bond Update: The Board discussed the upcoming election and noted that Directors Lindsay Case, Randle Case II, and Alfred Hagedorn III terms are up for reelection. Mr. Allen noted that Director Hagedorn III did not submit a self-nomination for his term that is ending so there will be at least one vacancy on the Board in May. Director Randle Case II noted that John Mick is interested in joining the Board. Mr. Allen noted that future appointment to a vacancy could be considered by the Board. Director Randle Case II discussed the issuance of bonds to assist in the payment of public improvement construction and installation costs and noted that par amount and timing considerations still need to be determined.

9. Other Business:

- a. 1. Approval of Audit Exemption: Ms. Hardekopf explained that the District's revenues and expenditures for 2021 did not exceed the threshold that would require an audit, and the District can file an Audit Exemption. Director Long moved to approve the Audit Exemption; seconded by Director Robert Case. Motion passed unanimously.
- a. Review and Approve Financial Statements and Payables: Ms. Hardekopf presented the Financial Statements and Payables. The Board discussed that Bill.com would be helpful for Payables. President Lindsay Case joined the meeting. After review, Director Long moved to approve the Financial Statements and Payables as presented; seconded by Director Robert Case. Motion passed unanimously. The Board authorized the use of Bill.com as well.
- b. Davis Ranch Inclusion Update: Director Randle Case II reported that the Sage Creek project contract purchaser has expressed interest in learning more about Davis Ranch Filings 3, 4, and 5. This item will remain on the Agenda.
- c. Next Regular Meeting Date – April 12, 2022 at 10:30 AM.

10. Adjournment: The Board adjourned the meeting at 10:47 AM.

Respectfully Submitted,  
Walker Schooler District Managers

*Rebecca Harris*

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By: Recording Secretary