



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HIGH PLAINS RANCH METROPOLITAN DISTRICT  
HELD NOVEMBER 15, 2022, AT 10:30 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, November 15, 2022, at 10:30 AM, at 119 N. Wahsatch Ave., Colorado Springs, CO 80903, and via video teleconference.

Attendance

In attendance were Directors:

Lindsay J. Case, President  
Bryan T. Long, Vice President  
Randle W. Case II, Secretary/Treasurer  
Robert Case, Asst. Secretary

Also in attendance were:

Kevin Walker, WSDM District Managers  
Rebecca Hardekopf, WSDM District Managers  
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron  
Charlie Hagedorn

1. Call to Order: President Lindsay Case called the meeting to order at 10:30 AM.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: President Lindsay Case 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: Director Randle Case II moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.

4. Approval of September 13, 2022 Board Meeting Minutes: Ms. Hardekopf requested the Board postpone the approval due to an error with distributing the Minutes. Director Long moved to postpone the approval of the September 13, 2022 Board Meeting Minutes; seconded by Director Randle Case II. Motion passed unanimously.

5. Manager's Report

- a. Discuss Property Exclusion: Mr. Walker informed the Board there is no current action needed on this item.
- b. Davis Ranch Inclusion Update: Mr. Walker informed the Board there is no current action needed on this item.

6. President's Report: There was no discussion.

7. Development Status Review

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported work is being done on finalizing a draft Amendment.
- b. Development Updates: Director Randle Case II discussed development updates and noted land use items are going through the County including the traffic impact statements, wastewater reports, and water arrangements are being updated with Mid Colorado Investments. Mr. Hagedorn commented that the overall interaction with Mid Colorado Investments with Sage Water Users remains positive and collaborative and the annual meeting went well. Director Randle Case II discussed the Saddlehorn subdivision and noted the project is moving forward with several homes and their water system is not yet finished. Mr. Walker reported Saddlehorn is waiting for a part to finish their water system, but the system will be fired up this week.
- c. Bond Update: Director Randle Case II discussed the bond markets and noted it is not financially feasible to pursue bonds at this time.

8. Financial Matters

- a. Review and Approve Unaudited Financial Statements as of October 31, 2022: Ms. Hardekopf presented the Unaudited Financial Statements as of October 31, 2022. Director Randle Case II moved to approve the Unaudited Financial Statements as of October 31, 2022 as presented; seconded by Director Long. Motion passed unanimously.
- b. Ratify Approval for Payables through November 15, 2022: Ms. Hardekopf presented the Payables through November 15, 2022. She noted the District needs a developer advance. Director Randle Case II moved to ratify approval for Payables through November 15, 2022 as presented; seconded by Director Long. Motion passed unanimously. President Lindsay Case confirmed the Board will obtain the developer advance this week.
- c. Public Hearing on 2022 Budget Amendment: Mr. Walker and Ms. Hardekopf confirmed the 2022 Budget Amendment is not necessary.
  - i. Consider Adoption of Resolution Amending 2022 Budget: There was no discussion.
- d. Public Hearing on 2023 Budget: President Lindsay Case opened the Public Hearing on the 2023 Budget. After no public comment, President Lindsay Case closed the Public Hearing.
  - i. Consider Adoption of Resolution Approving the 2023 Budget: After review, Director Long moved to adopt the Resolution Approving the 2023 Budget; seconded by Director Robert Case. Motion passed unanimously.

9. Legal Matters:

- a. Review and Consider Approval of WSDM-District Managers Engagement Letter: Ms. Hardekopf presented the WSDM District Managers Engagement Letter and noted a correction needed on the document. Director Long moved to approve the WSDM District Managers Engagement Letter with the presented amendment; seconded by Director Robert Case. Motion passed unanimously.
- b. Consider Approval of 2023 Renewal of Liability and Property Insurance: Ms. Hardekopf presented the 2023 Renewal of Liability and Property Insurance. Director Long moved to approve the 2023 Renewal of Liability and Property Insurance; seconded by Director Robert Case. Motion passed unanimously.
- c. Consider Approval of Resolution Calling May 2, 2023, Director Election: Ms. Hardekopf presented the Resolution Calling the May 2, 2023 Director Election. Director Long moved to

approve the Resolution Calling May 2, 2023 Director Election; seconded by Director Robert Case. Motion passed unanimously.

- d. Consider Approval of 2023 Annual Administrative Resolution: Ms. Hardekopf presented the 2023 Annual Administrative Resolution. Director Long moved to approve the 2023 Annual Administrative Resolution; seconded by Director Robert Case. Motion passed unanimously.

10. Other Business

- a. Next Regular Meeting Date – December 13, 2022, at 10:30 AM

11. Adjournment: Director Randle Case II moved to adjourn the meeting at 11:00 AM; seconded by Director Long. Motion passed unanimously.

Respectfully Submitted,  
WSDM District Managers

*Rebecca Harris*

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By: Recording Secretary