

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE

HARRIS PARK METROPOLITAN DISTRICT

A regular meeting of the Board of Directors of the Harris Park Metropolitan District was scheduled in compliance with the laws of the State of Colorado and held on Saturday, August 13, 2022, at 9:00 a.m. at the District's Community Center located at 2154 Shelton Drive, Bailey, Colorado 80421 or by Zoom at <https://us06web.zoom.us/j/85123084455?pwd=bGUydDFPU05taHBtQjIEQnZIT01aUT09> .

A searchable notice advising members of the public about the meeting was posted on the District's website. The Board packet was emailed to all known property owners.

Attendance:

The following directors were in attendance:

<u>Name</u>	<u>Position</u>	<u>Term</u>
Chris Martin	President	May 2025
Mercedes Sorsunwan	Secretary/Treasurer	May 2023
Jimmy Graham	Director	May 2023
Monique Bright	Director	May 202

Approved absence:

Beth Bratz	Vice President	May 2025
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Also present were:

Ted Laves, District Manager (via Zoom)

and 6 residents including:

- Steve Martin [via Zoom]
- Aimee DeLuccia [via Zoom]
- Deb Watson
- Steve Eddleman
- Daria Eddleman
- David Blau
- Teresa Waters
- Joan Carlson [via Zoom]
- JoAnn Humphrey
- Brian Gibson
- Jean Murphy

1. Call to Order /

Director Martin called the meeting to order at 9:8 and noted a

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- Declaration or Quorum: quorum. The attendees said the Pledge of Allegiance and observed a minute of silence.
2. Approval of Agenda The Directors reviewed the Draft Notice and Agenda. No changes were suggested and upon the motion of Director Graham, seconded by Director Sornsuwan, the Agenda was unanimously approved as presented.
3. Conflict of Interest Mr. Laves advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. No conflicts were reported.
4. Public Comment There were no public comments at this point of the meeting.
5. Minutes for June 11, 2022 Regular Meeting The Board reviewed and discussed the Draft Minutes for the June 9th, 2022 Board meeting. In Item 8 on page 2, Pond #2 was corrected to say Lake #1. Upon the motion of Director Sornsuwan and second of Director Martin, the Board unanimously approved the minutes of the July 9, 2022 regular meeting of the Board of Directors, as amended.
6. Financial Report Mr. Laves reviewed the District's financials for the Board and noted that the District on July 31st had \$209,543.61 in cash with the WS fund having \$166,340.30 and REC, including Conservation Trust funds had \$43,203.31.
- Ratification/Payment of Claims: Claims in the amount of \$10,415.02 were noted for the REC fund and \$1,126.88. Director Graham asked about the Hydrologic's check that had been returned to sender and Mr. Laves said he would call Hydrologic on Monday. Director Sornsuwan noted that an invoice from the fisheries in the amount of \$4,366.00 was not included and she will pay them using blank REC fund check stock.
- Upon the motion of Director Graham, seconded by Director Sornsuwan, the Board unanimously approved the financials and claims as corrected.

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- Banking:** Mr. Laves noted that all Directors with the exception of Director Martin were now approved to sign the District's checks. Director Martin noted that DocuSign was sending a verification text to his home phone which will not allow him to respond. He said he does not have a cell phone. Mr. Laves will talk to CityWide about other security methods.
- Accounting System:** Jean Murphy asked about moving away from QuickBooks to Buildium and expressed concern about lost records should Mr. Laves depart. Mr. Laves explained that Director Sornsuwan has full access and control over the Harris Park Buildium account. It was suggested that Director Sornsuwan download Buildium records monthly and save the documents to a thumb drive and Director Sornsuwan agreed to do so.
- Scanner:** The Board discussed buying a feeding scanner to be connected to the District's laptop in the Community Center. This will allow scanning receipts and payments which will be saved on the PC and sent to Mr. Laves for input into the accounting system. Upon the motion of Director Sornsuwan, seconded by Director Graham, the Board unanimously approved spending up to \$500 for a scanner. Mr. Laves will order one from Amazon for delivery to Director Sornsuwan's home.
7. **Legal Representation** Director Sornsuwan reported that she had received proposals from two firms: Coaty Marchant Woods in Evergreen and from Lyons Gaddes. She recommended hiring Coaty.
- Director Graham reported that with the exception of Hayes Poznanovic Korver, the other water firms contacted all had conflicts. There will be no retainer with Hayes and the hourly cost will be \$285.
- Upon the motion of Director Graham and seconded by Director Martin, the Board unanimously approved hiring Coaty as legal counsel and Hayes as water counsel.
8. **Water Readings:** The Board reviewed the Water Report which Director Graham had prepared and which was included in the Board Packet. Mr. Graham updated the report [attached]:
9. **Fishing:** Director Sornsuwan reported on fish stocking. She has re-established a relationship with Colorado Pond & Lake (CPL) who is

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cheaper and more importantly is providing larger fish. With the previous vendor, the District has been paying for 9 – 12” fish but many were only 6”. Delivery charges with CPL are more expensive but they are more reliable and predictable. She has also ordered some 1 ½ to 2 pound trophy fish. The next delivery will be on August 29th. Upon the motion of Director Sornsuwan, seconded by Director Graham, the Board unanimously approved spending \$2,500 for that delivery.

Director Graham reported on a young couple fishing without a license and then becoming confrontational. The Sheriff was called but charges are not being brought. Director Graham is trying to get the Sheriff to partner with the District and to have a deputy come to the September meeting to discuss.

10. Dredging

Director Sornsuwan reported that CPL can perform dredging and that subject was discussed. While dredging would be a good idea, the District can only collect 24 acre feet per year so there isn't currently a need for more capacity. The Board decided to obtain an estimate for dredging.

11. New Website:

Director Sornsuwan reported on the SIPA based website which will be cleaner, easier to maintain and which can handle payments. She is also investigating how to integrate it with Buildium

Director Martin stated that he does not want any involvement with the State or Federal governments and therefore objects to SIPA.

12. Activities

Horse Corral

The proposal for upgrading the horse corral electrics was discussed. Mr. Eddleman stated that he believed the estimate to be too high. Mrs. Watson will procure more estimates for review at the September Board meeting.

Breakfast

Jean Murphy expressed concern based upon rumors about collecting sufficient funds for the breakfast if residents cannot signup online using Square. She stated that they were only going to have quarterly breakfasts and were choosing the months to avoid conflicts with the holidays and that tacos are a big money maker. Director Sornsuwan explained how to order online.

Taste of Harris Park

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Director Sornsuwan reported on her efforts to have a “Taste of Harris Park” event on September 24th from 12 noon to 3 PM. The event will be held both outside and in the Community Center. Local merchants will pay \$10 for a table. There will be four \$50 Grand Prize gift certificates to King Soopers for the best dish in each of the four. Director Sornsuwan is preparing a brochure.

Upon the motion of Director Sornsuwan, seconded by Director Graham, the Board unanimously approved up to \$200 for the prizes.

13. Legal:

No additional items

14. Adjournment

Upon the motion of Director Graham, seconded by Director Martin, the meeting was adjourned at 11:20 AM

Signed: _____
Board Secretary