

Harris Park Metropolitan District Regular Meeting.
April 8, 2023 Agenda (9AM).

HP Metro District Community Center, 2154 Shelton Dr., Bailey, CO 80421

Notice is Hereby Given that a Regular Meeting of the Board of Directors of the Harris Park Metropolitan District in Park County, CO has been Scheduled for beginning at 9am at 2154 Shelton Drive, Bailey, CO 80421 for the purpose of addressing those matter on the Agenda set forth below and conducting such other business as may properly come before the Board.

Board of Directors (Office Term/Expiration): Chris Martin (President/May 2025), Beth Bratz (Vice President/ May 2025), Mercedes Sornsuan (Secretary/Treasurer/ May 2023), Monique Bright (Director/May 2025), and Jimmy Graham (Director/May 2023)

Agenda

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum.
- II. Consider Approval or Changes to the April 8, 2023 agenda.
- III. Consider Approval or Changes to the March 11, 2023 Minutes.
- IV. Consider Approval or Changes to the March 25, 2023 Special Meeting Minutes.
- V. Consider Approval of paying bills.
- VI. Guests.
- VII. Water and Sanitation.
 - A. Meter Readings.
 1. March.
 - a) Hydrant.
 - (1) CC Hydrant: 1431633.1
 - (2) Last month: 1429463.8
 - (3) Usage: 2169.3
 - b) Well.
 - (1) CC Well: 1016973.2
 - (2) Last month: 1016951.5
 - (3) Usage: 21.7
 - c) UV: 008
 - d) Lake 1: 13.8
 - e) Lake 2: 17.0
 - B. Info.
 1. UV change.
- VIII. Committees.
 - A. Recreation.
 - B. Dam
- IX. Financial.
 - A. Reports.
- X. Legal.
- XI. Old business.
 - A. Newsletter.
 - B. Hydrant lock.
 - C. Wilkinson Road.
 - D. Transparency notice.
 - E. Port-a-potty.
 - F. Core.
- XII. New business.
 - A. Fishing warderns.
 - B. Bank account signatures.
 - C. Agenda style and recording meetings.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 5/13/23 AT 9:00 A.M.

Harris Park Metropolitan District Community Center, 2154 Shelton Drive, Bailey, Colorado 80421

Harris Park Metropolitan District Regular Meeting.
April 8, 2023 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:03 am).
- II. Attending.
 - A. Community.
 - 1. Susan
 - 2. Daria E.
 - 3. Steve E.
 - 4. Brian
 - 5. Steve M.
 - 6. Shawn B.
 - 7. David B.
 - 8. Micheal F.
 - 9. Chris
 - 10. Danita (zoom)
 - 11. Don
 - 12. Gary
 - 13. Connie
 - 14. Travis (zoom)
 - 15. Mary (zoom).
 - 16. Debbie.
 - B. Board.
 - 1. Jimmy G.
 - 2. Mercedes S.
 - 3. Monique B.
 - 4. Beth B. (zoom)
 - 5. Chris M.
- III. Consider Approval with Changes to the April 8, 2023 Agenda.
 - A. Changes.
 - 1. Add Beth's legal fees and when/how we are able to contact the attorney under the legal section.
 - B. Motion to approve the April 8, 2023 Agenda.
 - 1. JG Motion.
 - 2. MB Seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the March 11, 2023 Minutes.
 - A. Changes.
 - 1. Change Jan to Jen.
 - B. Motion to approve the March 11, 2023 Minutes.
 - 1. Tabled for next meeting.
- V. Consider Approval with Changes to the March 25, 2023 Special Meeting Minutes.
 - A. Changes.
 - 1. Steve and Chris: Chris met with the CDPHE guy If we chlorinate this well then the state may chlorinate all the residential wells on top of that. Chris told him no.
 - B. Motion to approve the March 25, 2023 Special Meeting Minutes.
 - 1. Tabled for next meeting.
- VI. Consider Approval of paying bills.
 - A. Changes/questions.
 - 1. Add reimbursement to Mercedes for printing the fishing badges (\$317.20).
 - B. Motion to approve paying the bills with the addition of Mercedes reimbursement for \$317.20..
 - 1. JG Motion.
 - 2. MB Seconded.
 - 3. Approved (Mercedes did not vote on her bill).
- VII. Guests.
- VIII. Water and Sanitation.

- A. Meter Readings.
 - 1. March.
 - a) Hydrant.
 - (1) CC Hydrant: 1431633.1
 - (2) Last month: 1429463.8
 - (3) Usage: 2169.3 gallons
 - b) Well.
 - (1) CC Well: 1016973.2
 - (2) Last month: 1016951.5
 - (3) Usage: 21.7 gallons
 - c) UV: 008
 - d) Lake 1: 13.8
 - e) Lake 2: 17.0
 - B. Info.
 - 1. Chris met with living water and got the UV and sentiment filter changed. Concrete is looking sketchy. We may need someone to come take a look. Jennifer would like to talk about a key for living water in case of an emergency.
- IX. Committees.
 - A. Recreation.
 - 1. Chris and (Monique): The Rec. Committee has decided that all events are postponed as of right now due to the events that took place this year. We are allowed to state our opinions. (It does upset me that this announcement was made before the meeting without even discussing it with the board.)
 - 2. Discussion about how the board has/has not stood behind each other over the years.
 - 3. MOC: if you already posted the event then you have to follow through with the events.
 - 4. Mercedes: if members do not want to be on the rec committee then they can resign and new volunteers can take over.
 - 5. Motion to continue with rec events and get other volunteers
 - a) MS Motion
 - b) JG Seconded
 - c) Mercedes, Jimmy, and Monique yes's. Chris and Beth no's.
 - d) Motion approved.
 - 6. Mercedes will start getting events organized and sent out.
 - 7. Discussion about how important events are to the community and the need to keep them.
 - 8. MOC raised their hands to volunteer on the rec committee, so it may continue.
 - B. Dam
 - 1. RFP and Invitation to bid are out. Post an intro letter on bulletin boards. Jimmy posted the invitations in Bailey as well.
- X. Financial.
 - A. Reports.
- XI. Legal.
 - A. Contacting the attorney.
 - 1. Discussion about who can contact the attorney and when it is appropriate. Due to the higher legal fees this year, the Admin is the point of contact for the attorney from here on out.
 - 2. Motion to make the admin the point of contract for the attorney.
 - a) MS motion.
 - b) JG seconded.
 - c) Approved.
 - 3. Admin will make a packet that lays out the rules/duties of board members and the admin.
 - B. Beth's legal fees.
 - 1. Motion to void the check for Beth's legal fees.
 - a) MS motion.
 - b) JG seconded.
 - c) 2 no's. Beth did not vote.
 - d) Motion tabled.

- e) Discussion about how the event was handled. Chris thinks we should follow what the attorney said to do in order to investigate the event. MOC would like to know what the investigation would entail and what the cost would be. MOC is concerned about the bias within the community and that there might not be an unbiased committee. Also, there is a concern about how long this has been going on and how much it has already cost the community. MOC was wondering if there is a precedent or motion to how many times something can be voted on.
- f) Chris read out the questions from Anita's memo to the community. Discussion about the volunteer agreement and whether Beth was acting as a board member or a volunteer.
- 2. Motion to vote on the five questions that Anita sent as a board.
 - a) CM motion
 - b) MB second.
 - c) 1 yes. 1 no. Beth did not vote.
 - d) Motion approved.
 - (1) Question 1: 2 yes and 2 no.
 - (2) Question 2: Yes and charged with a criminal crime.
 - (3) Question 3: Yes.
 - (4) Question 4: Discussion about the case being dismissed.
 - (5) Question 5: 2000 but we need the invoice.
 - e) Beth will send the dismissal letter and invoice from her attorney.
 - f) Discussion about how the board has responded to issues in the past and the need to stay united and have each other's backs.
 - g) Discussion about the section in the volunteer agreement that releases HP from any liability. MOC believes the volunteer agreement should be more detailed and the board needs to either write a board member volunteer agreement or lay out board members duties at these events. The gray areas need to be cleaned up in these agreements.
- 3. Motion to pay Beth and revise volunteer agreements and board member agreements, to ensure that we clear up any gray areas.
 - a) CM motion.
 - b) No second. Motion tabled.
 - c) Concern about making this motion before the changes are made to the agreements. Maybe schedule a special meeting to discuss this issue. Discussion about suspending all activities until this issue is resolved. Possibly separate the board from any other events and have only volunteers and a liaison doing events.

XII. Old business.

- A. Newsletter.
 - 1. Mercedes drafted the newsletter and will add more events to the calendar. Mark wrote the Dam repair section. Joan's daughter did the section about the playground. Mercedes will adjust the picture.
 - 2. Discussion about how events here were chosen and why some events were left out. The board and members of the community have until Monday to send in suggestions for the newsletter.
- B. Hydrant lock.
 - 1. Jimmy is working on the email to the water attorney. Will forward to the board and then have the admin send it to the attorney.
- C. Wilkinson Road.
 - 1. Mercedes forwarded the email from PC planner stating it is federal wetlands. MOC sent a letter stating the builders intentions and that there were no ill intentions with the work. They talked about the hemlock issue around the creak. The highway department informed them about their leach field issue.
- D. Transparency notice has been filed..
- E. HP is not being charged for the Port-a-potty. Shirley Septic is just waiting for it to unfreeze from the ground.
- F. Core sent a map with all our meters on it. They will not come out and look, HP has to find all the meters and ensure they are for HP. Monique will drive around tomorrow and ensure all the addresses are correct.

XIII. New business.

- A. Fishing wardens.
 - 1. Mercedes talked to the previous fish warden from last year. Need to advertise for a fulltime fish warden. Steve E. can participate on the weekends. Discussion about reimbursing wardens for mileage. Discussion about is the fish warden a volunteer or its own separate entity and if they should wear a camera. Camera will be optional, but the warden needs to sign a waiver releasing HP from any liability.
 - 2. Motion to remove reimbursing for fuel for the fishing warden, and provide the fish warden with up to 6 fishing badges.
 - a) JG motion.
 - b) MB seconded.
 - c) Motion.
- B. We need to reset the signatures on the account. Waiting on a follow up on a credit card.
- C. Agenda style and recording meetings.
 - 1. Notice about recording meetings at the top that states people have to set recording devices in the back, so people are aware if a community member is recording.
 - a) Add the recording notice back to the agenda.
 - b) Change names to community members, say discussion so it's not the whole conversation. Keep it to info relevant to the meeting.
- D. Buy a new printer.
 - 1. Motion to get rid of the old printer and buy a new one. Budget for up to \$1000
 - a) MS motion.
 - b) JG seconded.
 - c) Approved.

XIV. Public Comment.

- A. MOC thinks we should update the technology to allow the zoom to run easier.
- B. MOC wants to know if HP has any basic rules that the community is supposed to follow.
 - 1. Chris: We do have bylaws.
 - 2. Discussion about HP not having any covenants, who is responsible for the roads that Park County will not cover, shooting on your property, and parking outside the Community Center.
- C. Discussion about changing the sign out front to give a time limit.
- D. Discussion about HP equipment and who can use it.

XV. Adjournment (12:05am).

- A. MS motion.
- B. JG seconded.
- C. Approved.

President Signature _____



Date 5/13/ 23

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