

## **Harris Park Metropolitan District Regular Meeting.**

**February 11, 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 Sornsuwan (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 February 11, 2023 agenda.
- III. Consider Approval or Changes to the January 14, 2023 Minutes.
- IV. Consider Approval of paying bills.
- V. Water and Sanitation.
  - A. Meter Readings.
    1. February.
    - 2.
  - B. Info.
- VI. Committees.
  - A. Breakfast committee.
  - B. Recreation.
- VII. Financial.
  - A. Reports.
  - B. Claims.
  - C. Credit card.
- VIII. Legal.
- IX. Old business.
  - A. Garage door updates.
  - B. Halloween event update.
  - C. Mailbox project.
  - D. Horse Corral electric project.
  - E. Hydrant lock meeting.
  - F. Sign code of ethics for meetings.
- X. New business.
  - A. Trails and picnic area.
  - B. Snow plow.
  - C. Contractor for CC.
  - D. Farmers Market discussion.
  - E. Volunteer code of ethics.
  - F. New CPA.
  - G. Clark road.
- XI. Public Comment.

A. Meeting minutes (Danita).

B. MOC was wondering why lake 1 cannot be stocked.

C. Bingo.

1. Danita and (MOC): We allow the bingo group to come in for free every saturday. I think that is missing out on a lot of money that should not be missed out on. I think we should address charging them something for their usage. (It is serving a purpose for the whole community.)
2. Mercedes: I think it is unfair to address this without having Bingo here to represent themselves. Lets table till they are here.

XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 3/11/23 AT 9:00 A.M.

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

## February 11, 2023 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:01).
- II. Attending.
  - A. Board.
    1. Chris
    2. Mercedes.
    3. Jimmy
    4. Beth
    5. Monique
  - B. Community.
    1. In person.
      - a) Danita
      - b) Brian
      - c) Daria
      - d) Steve E
      - e) David
      - f) Connor
      - g) Joanne
    2. Zoom.
      - a) Joan C
      - b) Debbie S
      - c) Marisa M
- III. Consider Approval or Changes to the February 11, 2023 agenda.
  - A. Changes.
  - B. Motion to approve Feb. 11, 2023 agenda.
    1. JG
    2. MS
    3. Approved.
- IV. Consider Approval or Changes to the January 14, 2023 Minutes.
  - A. Change.
    1. Jimmy: Augmentation covers a certain amount of private wells. I am looking for paperwork with the exact amount. I think it is 240 to 640 wells.
    2. Add page numbers to minutes.
    3. Elaborate more with the summary.
    4. Add agenda date
  - B. Motion to approve Jan. 14, 2023 minutes with changes.
    1. JG motion.
    2. MS seconded.
    3. Approved.
  - C. Motion to add issue with Clark road to new business.
    1. Beth motion.
    2. MS seconded.
    3. Approved.
- V. Consider Approval of paying bills.

- A. Burn permit and fuel needs to go to Jimmy.
- B. Motion to approve paying the bills.
  - 1. Concerns.
    - a) Community wants it sent out to them before the meeting, so they can see it beforehand.
  - 2. Motion to approve paying the bills.
    - a) MB motion.
    - b) BB seconded.
    - c) Approved.

VI. Water and Sanitation.

A. Meter Readings.

- 1. January 2023.
  - a) CC hydrant:
    - (1) This month: 1427296.1
    - (2) Last month 1425316.7
    - (3) Usage: 1979.4
  - b) CC well:
    - (1) This month: 1016932
    - (2) Last month: 1016901.5
    - (3) Usage: 30.5
  - c) UV: 064
- 2. February:
  - a) CC hydrant:
    - (1) This month:
    - (2) Last month: 1427296.1
    - (3) Usage:
  - b) CC well:
    - (1) This month:
    - (2) Last month: 1016932
    - (3) Usage:

B. Info.

VII. Committees.

A. Breakfast community is no longer there, all expired food will be disposed of.

B. Rec.

- 1. Karaoke on the 25th of this month. 5 to 10 and bring anything related to soup and song themes.
- 2. MOC and (Beth): how is it sent out? (Usually a blast email or a flier. The newsletter will also help with the info.)

C. Wedding at the CC.

- 1. Durant wedding falls on our meeting that month.
  - a) Jimmy and (Chris): we could just move the meeting to the first Saturday of that meeting. (Next time we won't let it fall on our meeting.)

VIII. Financial.

A. Reports.

B. Claims.

C. Credit card.

1. Danita: We should have one credit card to purchase smaller items. That way people don't have to be reimbursed.
2. Steve and (Mercedes): why were they canceled? (We had one just canceled on us. They then could not take the old admin off. We also kept getting late fees because they were not sending to the right mailbox.)
3. MOC: is there a card specifically for special districts? Is there a tax exemption option? If you take your tax exemption number in, they can add it on automatically.

IX. Legal.

A. Service plan and bylaws.

1. Service plan and bylaws.
  - a) Mercedes: I think we should have a committee formed to start addressing our bylaws and start cleaning it up. They can then make a list of suggested changes and then send them forward to Anita. Brian and Beth volunteer to the committee.
2. MOC: We did this two years ago. This might be faster than you think. They probably just need some tweaks on it.
3. Volunteers for the committee: Monique, Beth, and Brian.

X. Old business.

A. Quote for Garage door update.

1. Chris: He came up yesterday and looked at both shops.
  - a) One is just stuck and needs to be lubricated.
  - b) The third door has the weather seal following off.
  - c) The eclectic openers can be fixed as well.
  - d) \$1240 is the bid. He does want to be paid after the work is finished and will stand by his work.
  - e) He can be here Monday and get it all done.
  - f) Motion to go forward with Tom for the repair and have David pay him on Monday to be reimbursed.
    - (1) BB motion.
    - (2) MB seconded.
    - (3) Approved.

B. Halloween event update.

1. Chris and (Mercedes): there was no video tape of the event and the case is sealed. (We should not discuss this without the lawyer. Anita said she was available for a call today if we needed her.)
2. Beth and (Danita): the state justice dismissed the case after the evidence was reviewed. I also had fees I had to pay out of pocket. This was a HP sanctioned event and I feel that I should have been covered by HP. I was cleared and should be reimbursed for the lawyer fees out of pocket. (I was there and it went well. There was a board member that attended the meeting and was trying to be intimidating at the trial.) A board member did request the records at the trial. It is

- sealed but I have nothing to hide. It was stated that I pushed the child, and then pushed him again, then tried to drag him out of the haunted house.
3. Mercedes: I think we should talk to the attorney to help us navigate the legal side. We need more transparency on this issue.
  4. MOC and (Chris): she should not be out any money for defending herself at a HP event. (We filed a claim with our insurance.)
  5. MOC: that case is sealed. It is not any of our business. This question is if we are going to reimburse her for her attorney fees. We don't need to address the lawsuit or the rumors. We are just here for the insurance claim and the financial side of it.
  6. Mercedes and (Chris): We will need to have someone represent us for the insurance claim. (You shut the claim down). The claim was denied because it was a criminal case.
  7. Beth and (Mercedes): you painted a story that all of us were drunk and sent video proof of the event that shut everything down. (I based everything off what I heard. I did not know that a claim was happening until it was already happening. We had no info on this at the Nov meeting. All we discussed was how we wanted to hold the child responsible.)
  8. Danita: The Nov. meeting did not name names of the family and we were just discussing the child's responsibility.
  9. Beth and (Mercedes): I was not able to attend the Dec. executive meeting. (I was not going to allow slander into this issue.) But you slandered the volunteers at this meeting. (I didn't say anything about the volunteers at the meeting. I just wanted more info on the event.)
  10. Joan and (Beth): Beth, did you have a confrontation with the individual and was the event a HP event? (It was a HP event and we did have to call the police and have the family removed from the event. They did leave before the police got there.) I do think the history needs to be tracked if you're asking for financial compensation for your fees. (It was handled as it should have been. I was cleared from the case. I called the cops and filed a report with the police.) I do think the resistance to provide the records to the board is not ok and the board needs to view all the records.
  11. MOC and (Mercedes): you keep repeating that someone told you what happened and then you repeated it. (I was listening to both sides. No one had all the info at that point, so I didn't ignore either side.)
  12. Monique and (Beth): I think it comes down to how we approached this whole incident. I felt the board was not aware of the incident enough to address what our next step should be/should have been. (In my defense, I was supposed to be at that meeting but I had my daughter's tournament to attend to. Once the case was dismissed, that is when I got all the info as well. It was put in the hands of professionals. The judge also apologized to me during the trial. Jimmy saw the judge apologize and dismiss the case.)
  13. MOC and (Beth): how does a case get sealed? (A case is sealed so it doesn't go on an innocent person's record.)
  14. Chris: It is sealed so it can't be reinvestigated or reopened.

15. Steve and (Chris): it appears to me that you did your due diligence at the previous meeting with the info you had. (We followed the attorney's advice and filed the claim with insurance. It was then stopped by a board member.)
16. MOC and (Mercedes): I do think there is a conflict of interest due to one of the board members' relationship with the family involved. Her step-daughter dated the boy in question. (My email was to say we needed more information. I did contact the insurance company and they do not cover any criminal cases.)
17. Monique and (Chris): this is all about miscommunication around the whole event. Everyone was on a different page. I didn't even know there was an issue until I got to the meeting that month. (At the Nov. meeting, there were no charges. After that, the pushing issue came up. Everything after that took on a life of its own. In the Dec. meeting, we talked to the attorney and did what was required of us from that point. The attorney told us to file an insurance claim with our insurance.) I think it would have been received better if we were all on the same page walking into the meeting instead of people having different levels of knowledge.
18. Mercedes and (Beth): the insurance company does not handle criminal cases. We should have had a discussion about Beth hiring an attorney. (You did that with your email.)
19. Beth read the email Mercedes sent out to the board about holding off on the insurance claim..
20. Beth and (Daria): I did call the insurance company to see what the next step would be in the process and if they would even cover the claim. They said they could not do the claim and that I would need to find other representation. They did say Mercedes called and told them to hold off on any claims until we had gathered more info. There was a post the next day on FB stating volunteers were intoxicated and that some of the board members are trying to railroad this kid. (Who wrote the post?)
21. Danita and (Mercedes): Mercedes was the one that wrote the FB post. (No I was not.)
22. Beth: Micheal Babb wrote the post.
23. MOC and (Beth): I think we need to figure out how we need to move forward with this issue. The case is done. What is the next step? (I want to be reimbursed for my legal fees.)
24. Daria and (Chris): where was that post on FB posted? (One was on a personal account and another was on a group page.)
25. MOC: if any board member or volunteer at an event is sued, why is the HP attorney not involved automatically?
26. Mercedes and (Chris): We should have asked Anita to represent Beth. (She said to file a claim and then that was stopped.)
27. Chris: I make a motion that we reimburse Beth for her attorney fees.
  - a) CM motion.
  - b) MB seconded. I will second but we need to discuss how this was handled.

- c) Chris: This sets a dangerous precedent about allowing rumors to go wild and that we don't stand together as a board.
- d) The motion is approved with two votes (Chris and Monique. Jimmy does not approve.) Jimmy: The attorney said we are not involved with criminal cases.

28. Danita: I want it to be known that I have volunteered for many years and loved it, but I will not volunteer again.

29. Joan: The personal attacks on members trying to run the board professionally needs to stop.

C. Mailbox project.

- 1. I contacted someone that said we should write an official request on our letterhead. She will figure out if we need to purchase the actual boxes.

D. Horse Corral electric project.

- 1. There is electricity there now.
- 2. The electricity is temporary and will be finished once the weather gets better.
- 3. MOC and (Chris): who pays the bill on that (I think Rec.)

E. Hydrant lock meeting.

- 1. Chris and (Beth): We need to have a meeting for the hydrant lock. It will include the public and key holders. (The question is if this should be a regular meeting or a work session. Mercedes seemed hostile in her email back to the board about the work session.)
- 2. Mercedes and (Chris): We discussed the work session at the previous meeting. The members I emailed were under the impression that we are doing the work session. (My notes said possible work sessions.) We did a work session two years ago for an issue like this. Many people didn't want to sit through the whole meeting. They just wanted the work session.
- 3. Beth and (Chris): I think it goes both ways though. I don't appreciate being ignored while discussing this issue. (I would like to see it in a meeting instead. That way everyone has a chance to attend.)
- 4. Danita: I think it should be in a regular meeting and addressed at the top of the meeting.
- 5. Monique: I think it is just miscommunication. I don't care either way. It is public either way. I think the hurry to change it and figure out what we are trying to do was confusing.
- 6. Steve: I think we should do a special meeting specifically for this.
- 7. Mercedes: 9am on March 25 for a special meeting. Flyers and email. Will mail a letter out to key holders.

F. Sign code of ethics for meetings.

XI. New business.

A. Trails and picnic area.

- 1. Danita and (Chris): We need to prioritize what we spend money on. The building is a big priority. (I just wanted to throw this in to start getting the community involved.)



2. MOC and (Chris): you said you would do something for the senior citizens area. (Yep. Send all your ideas in.)
  3. Mercedes and (Beth): the fire chief said they have a program to help with stuff like this. (We can create a committee to provide oversight.)
  4. Chris: I just wanted to get it out there, so the community starts thinking about it. Bring us your ideas.
- B. Snow plow.
1. T-bone inc.
    - a) Insured.
    - b) \$175/hr.
    - c) Truck and shovel.
  2. Mikey.
    - a) He is not insured.
  3. Questions.
    - a) How often will we need it?
      - (1) T-bone will be called for the big snow storms.
    - b) Do we set up to call after a certain amount?
      - (1) Anything over three inches.
    - c) Should we just use a volunteer in HP?
      - (1) The volunteer can handle little snow storms.
- C. Contractor for CC.
1. Still looking for contractors.
  2. Mercedes: We can get some of the equipment from a restaurant closing. That would allow a lot of it to be stainless steel. I can present it at the next meeting.
  3. Daria: We should have a committee to decide the look of the CC.
  4. Chris: I think we need community input about what we all visualize for the CC.
  5. We will contact a contractor from HP that bid the job a couple years back.
- D. Farmers Market discussion.
1. Chris and (Mercedes): It is an idea that has been bouncing around for a while now. We could do vendors and have the community partake as well too. We could do something like a HP Harvest festival. I just wanted to get some feedback on it. (You could combine it with the Taste of HP event.)
  2. Danita and (Mercedes): Where is the envelope for Taste of HP? (I never saw an envelope for Taste of HP).
  3. Monique: If we combine the events, maybe we make it a two day event?
- E. Volunteer code of ethics.
1. Beth: I would like to know how long this took to write up. You told Cami to write this up without consulting the board and it comes across very insulting for volunteers. It seems like it is pointed toward the people in the Halloween event.
  2. Mercedes: I brought it up because of the complaint that was waged against a board member yelling at a community member over the phone. I was just trying to look out for the community and the volunteers with this form.
  3. Get rid of the volunteer form.
- F. New CPA.

1. Mercedes and (Danita): Recommended by Nickie. Here is the engagement letter. He said he would handle the exemption proceedings. You have to do a long form audit if you exceed the income amount listed and we did not this year, so we will file an exemption with DOLA. (Do our books get audited once a year by a CPA?) Yes. We have a CPA audit our books every year.
2. Chris: Is this a proposal to do business with this CPA? (Yes. He is cheaper than the guy we used last year.)
3. Motion to hire Haynie and Company as their CPA.
  - a) JG motion.
  - b) BB seconded.
  - c) Approved.

G. Newsletter.

1. Mercedes: I think we should start gathering some info to write a newsletter again.
2. Chris and (Mercedes): What would it cost? (We would just do an email sent out.) We used to mail it out.
3. Monique and (MOC): last time we talked we offered to have some printed off and left at the CC to be handed out if people want them. (I think people would like a physical copy.)
4. Chris and (Mercedes): Would it cost us anything to mass mail our community? (I just thought we could get everything put together by the next meeting and then maybe send it out.)

H. Wilkens Road.

1. Beth and (Chris): They bulldozed an area and are encroaching on the creek in the area. A community member brought it to my attention. I do not know if we own anything around the creek or if we need to talk to the county because they are redirecting the flow of the water. They also destroyed a bunch of the habitats for the animals around the creek. It might qualify as our property due to the water. I am not sure if anything can be done at this point. (It could be an honest mistake too, so informing them could solve the problem. Could one of us reach out to them and ask them to meet with the board?).
2. Mercedes: chat with them and start figuring out if it is an issue.

XII. Public Comment.

A. MOC was wondering why lake 1 cannot be stocked.

1. Jimmy: I already talked to the member and gave him all the info. It is due to the fact that we cannot fill the lake and close the gate.

XIII. Adjournment (12:12).

- A. BB motion.
- B. MB seconded.
- C. Approved.

Pres 

Date 3/11/23