

**Harris Park Metropolitan District Regular Meeting.**

**January 14, 2023 at 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)

**January 14, 2023 Agenda**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum.
- II. Consider Approval or Changes to the January 14, 2023 agenda.
- III. Consider Approval or Changes to the December 10, 2022 Minutes.
- IV. Consider Approval of paying bills.
- V. Guests.
- VI. Water and Sanitation.
  - A. Meter Readings.
  - B. Info.
- VII. Committees.
- VIII. Financial.
  - A. Reports.
  - B. Claims.
- IX. Legal.
  - A. Code of ethics.
  - B. Self nomination forms.
- X. Old business.
  - A. Mailbox project.
  - B. Horse Corral electric project.
  - C. Hydrant lock.
  - D. Garage door repair.
- XI. New business.
  - A. Locksmith estimate.
  - B. New street light for the playground.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 2/11/23 AT 9:00 A.M.

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

## January 14, 2023 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:03 am).
- II. Attendees.
  - A. In person.
    1. Connie
    2. Jen C
    3. Danita
    4. Joanna
    5. Brian
    6. Daria
    7. Steve E
    8. Steve M
    9. Jean
    10. David
    11. Shawn
  - B. Zoom.
    1. Joan Carlson
- III. Board members.
  - A. Jimmy.
  - B. Mercedes.
  - C. Chris.
  - D. Monique.
  - E. Beth.
- IV. Consider Approval or Changes to the Agenda.
  - A. Changes.
  - B. Motion to Approve the 1/14/23 agenda.
    1. JG motion.
    2. BB seconded.
    3. Approved.
- V. Consider Approval of Minutes for 12/10/22.
  - A. Changes.
    1. Anita executive session legal description.
  - B. Motion to approve minutes with corrections.
    1. JG Motion.
    2. MB Seconded.
    3. Approved.
- VI. Consider motion to pay bills.
  - A. Bills.

1. Redo Norton Virus and Cami's paycheck.
2. Foothills water.
  - a) Multiple checks for multiple deliveries. They need the checks when they deliver, so we have a couple checks on hand.
3. Mercedes on Rec amount.
  - a) (Beth) Receipts were in the envelope. Santa was returned to the envelope. Receipts for drinks should be in the envelope.
  - b) Procedure moving forward with keeping track.

B. Questions.

1. Reimbursements.
  - a) Beth: can we add a comment to the checks to show what the checks are for. Can we view receipts before the meeting as well.
2. Connie: Can we shop around for a different bank, so we don't need to keep so much in the bank.
3. Warranty work for the damn.
  - a) Jimmy: We paid the engineer to oversee the warranty work. The actual work is covered by the warranty.
4. Daria: I think a lot of the confusion over the bills is that no one in the community was informed about the purchases before they were made.
5. Steve: the board has set a budget in order to account for this. The board should not need to ask to use money that is already budgeted for that purpose. A vendor report should be sent out to account for all this info.

C. Motion to approve bills.

1. MS motion.
2. JG seconded.
3. Approved.

VII. Guests.

VIII. Water and Sanitation.

A. Meter Readings.

1. CC hydrant: 3034.7 gal.
2. Well: 66.7 gal.
3. Uv 89
4. Dam 1: 14.4
5. Dam 2: 17.2

B. Info.

1. Water test is due.

IX. Committees.

- A. Volunteer forms.
- B. Mercedes: Meeting to discuss committees and see if members want to join (A).
- C. Recreation committee.

1. Taco potluck event on the 21st.
2. Mercedes to (Beth): could you check the supplies and let me know what you need. (Yes).
3. Reimbursement.
  - a) Mercedes: I think we need to have more of a procedure for getting supplies.
  - b) Beth and (Mercedes): I know I usually do the buying, but I will send someone out who has a costco card if needed. (I think it should just be BOD and should be immediately sent to Cami to send to Nickie.)
  - c) Jen: If you buy something for HP. You need a separate bill.
  - d) Beth: It should be easier now that we have new people and all the roles are filled again.
  - e) Motion.
    - (1) JG
    - (2) BB

D. Dam committee.

1. Jimmy: Mapping was done. Lake 1 reclassified. Hi class to Low class. We are not required to the EAP. 6 years for the inspection now.
2. Jimmy: Go up 5 acre feet, we could do a 6in riser on the spillway. The committee is still deciding if it's necessary.
  - a) David and (Jimmy): Would it be beneficial to do that, or put Tate pond back together? (Jimmy: it is on a separate waterway. It would benefit to send water with fire protection, and would allow us to leave our fishing ponds alone.) That is my question if it would be more beneficial to fix it compared to work on the riser? (Jimmy: Perhaps next year after we finish our other projects, we could search for a grant to fix Tate pond.)
  - b) Connie and (Jimmy): Do we know someone who could complete the work for the barrier on the road? (Yes there are companies who do that. We just have to be careful about being so close to the dam.
  - c) Danita and (Jimmy): When is the large lake going to open up for fishing? (Next year. So it would be closed for 3 years now) Due to the issues with the contractor, it delayed the reopening.
  - d) 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.

X. Financial.

A. Reports.

1. Transfer \$15,000 into the Citywide account to avoid fees.

B. Motion to approve financials.



1. JG motion.
2. MS seconded.
3. Approved.

XI. Legal.

A. Code of ethics policy.

1. Discussed after paying the bills.
2. Christ: the attorney has written up a draft for a code of ethics to better handle meetings and be professional.
3. Comments.
  - a) Monique: this will allow meetings to be better conducted in a respectful and professional manner.
  - b) Chris: We are all here because we care about the community.
  - c) Jimmy: It is necessary for the board to be able to keep control of the meetings.
  - d) Joan: It is important to keep a certain procedure so everyone can be heard..
    - (1) It was decided a while ago that people are able to comment after issues that they wanted to comment on.
    - (2) The other thing is to be able to comment when on the phone without being rude.
  - e) Danita: Is the board just able to pick and choose who talks or how would it be fair?
    - (1) Chris: We are planning on having it timed to allow everyone a fair chance to speak.
  - f) Jean: With the public comment last, we aren't able to address issues before they are done.
    - (1) Chris: We should have community comments on every issue.
    - (2) Steve: I think the board should think about the number of people speaking with the amount of time they are allowed to speak. It would also be better to hear more from the board members on the issues.
  - g) Joan: limiting the number of people and time is discouraging. A lot of community members want to be part of the meetings and the community. Put the code of ethics on the website.
  - h) Monique: if you are asked to leave, please respect the wishes of the community.
  - i) Jen: Is there going to be a three strike rule?
    - (1) Beth: the meeting will be adjourned.

(2) Monique: there should be something for someone who continues to be an issue.

(3) Chris: We can ask for someone to step outside for a minute but can come back in if they choose.

(4) Beth: We do care about the public and your input.

j) Steve and Daria: I agree with all this, but the board is expected to be held in the same respectful and professional manner. In and out of the meeting.

k) Joan C: This is a serious issue. If someone feels victimized that may need to be addressed.

4. Correction.

a) Board of directors vs board members.

b) Grammar check.

5. Motion to approve the code of ethics for meetings .

a) JG motion.

b) MB seconded.

c) Approved.

B. Self nomination.

1. All forms need to be sent to Dana for self nomination.

XII. Old business.

A. Mailbox project.

1. No updates.

2. Will contact other offices and see if they could help.

3. Beth continues to work with the Bailey Post office, but they aren't moving forward.

B. Horse Corral Electric project.

1. Per email from Debra: Serge is hoping for the week of the 16th to do the work.

C. Hydrant lock.

1. Mercedes: We are unable to hook directly to the hydrant. We can hook up a meter to measure the amount of water coming out, or we can use a batching system that will dispense the amount requested. We could get a tuff shed over the spigot that put on a keycode lock to enter the shed to get to the hydrant. We should up the key price to cover the expenses. Tuff shed: \$3000 and parts will be around \$1000

a) Chris: Could we just use a metal shed? (Possibly. We just have to make sure it is capable of handling power.)

b) Joan: The people paying for the water are also paying the taxes for your wells. I think you should take a look at that and consider being fair to all members of the community.

- (1) Jimmy: private wells are not figured into the water augmentation. (Who is paying for the lakes and housing prices).
- (2) Mercedes: we will email and mail letters to the community to discuss this idea.
- (3) David: how will you prove that people aren't sharing their keys?
  - (a) Mercedes: We could possibly set up cameras.
  - (b) Steve and (Jimmy): What happens if they violate the key sharing? (They will lose their ability to use the hydrant.) You should also charge for water, so they are less likely to use it. (I think this discussion is a little premature. We should wait till we have the discussion with the key holders.).
  - (c) Jen: if you use the system that tracks the amount used. That will get rid of waste.
  - (d) Steve: I'll send some options to you as well that might be options.
- (4) Connie: The whole community should be informed about this meeting to discuss concerns. (Agreed).
- (5) Jen: We have a lot of renters up here as well.
- (6) Beth: I do think we need to re-examine our service plan and figure out the best course of action would be for everyone.
- (7) David: if these wells go bad, who has to pay for the maintenance?
- (8) Danita and (Mercedes): We should repair the old well, so we don't run this well dry. We will also have to talk to the government and figure out the regulations for two wells. (They told me we could not add 24 more people with the second well.) It is the same issue as the dam. We can't keep procrastinating.

D. Garage door repair.

1. Bid from Dave: \$150 for trip. \$130 for service. Fee for parts used. He will recharge if he has to make a second trip.
  - a) Chris: The garage door operates manually, but not electrically.
  - b) Jimmy: We should have him look at the center bay door in the maintenance shop.
  - c) Chris: We should have him bid on all the work we were thinking of doing anyways.
  - d) Motion to do business with David for the garage door repair.

- (1) BB motion.
- (2) MB seconded.
- (3) Approved.

XIII. New business.

1. Locksmith estimate.
  - a) Allow for keycodes, so committees can get in easier.
  - b) Deadbolt for the rec center.
  - c) Motion to move forward with Mountain Lock and Key estimate and add the cabinet locks on it.
    - (1) MS motion.
    - (2) JG seconded.
    - (3) Approved.
2. New street light for the playground.
  - a) Jimmy: There has been some vandalism there.
  - b) Beth: Core said they would donate a light. We will revisit and see if they are still willing.
  - c) Steve: I would look into solar lights.
3. Conservation trust.
  - a) Mercedes took care of it.
  - b) Filed: 1/5/23
4. Slash pile:
  - a) Jimmy: I think we should move the pile where we want to burn it and then wait for good conditions.
5. Get the port-a-potty removed from lake 2.
6. Re-examine our bylaws and service plans with Anita.
7. Lockbox.
  - a) Jimmy: I think only the secretary and admin should have keys to the lockbox.
  - b) Danita: I think it should be the secretary, admin, and another board member.
  - c) Motion.
    - (1) JG
    - (2) BB

XIV. Public Comment.

A. Ice outside the CC.

1. Jen and (Daria): We should have it plowed to make it safer, or remove the trees to help with the sun. (We used to have someone who came up and plowed for us.)
2. Danita: Could we reach out to Mike?
3. Jimmy: We need someone insured.



4. Connie: We should also take care of the roads as well.

a) Steve: You need to put it on the ballot. Make a plan then put it on the ballot. (Beth: I saw a plan about it, and it was not doable).

B. Revamping the community center?

1. Danita: Are we going to start fixing the CC? We budgeted for it, so we should do it.

C. Financing.

1. Steve: \$111,168 of unallocated funds being taken by taxes. I don't find it fiscally responsible to your members to continue taxing when it is unnecessary. The things that need to be done should be done. If you are not going to use the money, then you should refund it.

2. Steve E: You should not be squirreling away the money. It should be used. Make a plan for what we need done for the CC and get it started.


3. Danita and (Mercedes): CPA that looks over our paperwork. (Mercedes: I am going to get a recommendation for a CPA.). We should have someone who reviews all our docs. (Yep we have someone for that when we do our audit).

XV. Adjournment (11:41 am).

A. JG Motion.

B. BB Seconded.

C. Approved.

Pres  Date 2/11/23