

**Harris Park Metropolitan District Regular Meeting.
February 10, 2024 Agenda
2154 Shelton Drive Bailey, CO 80421 @ 9am.**

• If audience members engage in video recordings of the meeting, the members must be behind the kitchen counter. If audience members engage in audio recordings of the meeting, the recorder must be placed on the table in front of them, for other audience members to see. • Personal conflicts and grievances between community members are to be addressed on personal time and not at Harris Park Board meetings. Sarcasm between community members at board meetings will not be tolerated. Board meetings are for community business only.

AGENDA

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum.
- II. Consider Approval with Changes to the February 10, 2024 Agenda.
- III. Consider Approval with Changes to the January 13, 2024 Meeting Mins.
- IV. Legal.
 - A. John Coaty introduction.
 - B. Executive session.
- V. Consider Approval of paying bills.
- VI. Guests.
- VII. Water and Sanitation.
 - A. Meter Readings.
 - 1. November..
 - a) Hydrant.
 - (1) CC Hydrant: 1452227.6
 - (2) Last month: 1450217.8
 - (3) Usage: 2009.8
 - b) Well.
 - (1) CC Well: 1054278.4
 - (2) Last month: 1018284.5
 - (3) Usage: 35993.9
 - c) UV: 68
 - d) Lakes.
 - (1) Lakes frozen and snow covered. Previous levels were:
 - (a) Lake 1: 10.3
 - (b) Lake 2: 17.1
 - B. Info.
 - 1. Lakes are frozen.
- VIII. Committees.
 - A. Dam Committee.
 - B. Road Committee.
 - C. Rec. Committee.
 - 1. Karaoke night.
 - 2. Knot class.
- IX. Financial.
 - A. Reports.
- X. Old business.
 - A. Credit Card.
 - B. Community Center for instructors/classes form.
 - C. Port-a-potties.
 - D. Game night at the CC.
 - E. Rules and Regulations for fishing.
 - F. Newsletter.
 - G. Possible encroaching properties.
 - H. 911 signs.
- XI. New business.
 - A. Fishing violation.
 - B. General council recommendations.
 - C. Easement request.

- XII. Communication.
 - A. HASP regarding their interest in storage capacity in Reservoir #1.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 3/9/24 AT 9:00 A.M.

January 13, 2024 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:04 am).
- II. Attending.
 - A. Board.

Mercedes S	Beth B	Steve M
Monique B	Chris M	

- B. Community.

Jean	Brian	Jimmy	Shawn	David
Don	Joan (Z)	Steve (Z)	Mary (Z)	Deb (Z)

- III. Consider Approval with Changes to the January 13, 2023 Agenda.
 - A. Changes.
 - B. Motion to approve the January 13, 2024 Agenda with changes.
 - 1. BB motion.
 - 2. MB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the December 9, 2023 Meeting Mins.
 - A. Changes.
 - B. Motion to approve the December 9, 2023 Meeting Mins. with changes.
 - 1. MS motion.
 - 2. BB seconded.
 - 3. Approved.
- V. Consider Approval with Changes to the December 28, 2023 Meeting Mins.
 - A. Changes.
 - B. Motion to approve the December 28, 2023 Meeting Mins with changes.
 - 1. BB motion.
 - 2. CM seconded.
 - 3. Approved.
- VI. Legal.
 - A. Discussion about who is the new Legal Representation at Coaty and Woods..
- VII. Consider Approval of paying bills.
 - A. Add Respec \$292.50
 - B. Motion to approve the bills.
 - 1. MS motion.
 - 2. MB seconded.
 - 3. Approved. MS and BB did not vote on their own bills.
 - C. Motion to approve MS reimbursement.
 - 1. BB motion.
 - 2. MB seconded.
 - 3. Approved.
 - D. Motion to approve BB reimbursement
 - 1. MS motion.
 - 2. CM seconded.
 - 3. Approved.

- VIII. Guests.
- IX. Water and Sanitation.
 - A. Meter Readings.
 - 1. November.
 - a) Hydrant.
 - (1) CC Hydrant: 1450217.8
 - (2) Last month: 1448456.7
 - (3) Usage: 1761.1
 - b) Well.
 - (1) CC Well: 1018284.5
 - (2) Last month: 1017880.5
 - (3) Usage: 404
 - c) UV: 98
 - d) Lakes.
 - (1) Lakes frozen and snow covered. Previous levels were:
 - (a) Lake 1: 10.3
 - (b) Lake 2: 17.1
 - B. Info.
 - 1. Lakes are frozen.
- X. Committees.
 - A. Dam Committee.
 - 1. Attorney has requested some documents for the bond attorney. Email will be forwarded to members of the dam committee. Discussion about what is being requested via email and how best to ensure all the info is sent and correct.
 - 2. Beth contacted Hayes and he sent recommendations for attorneys including construction specific attorneys. Beth also met with an engineer that might be interested in taking the project on. McCormick stated he is willing to work with the district on the dam project.
 - B. Road Committee.
 - 1. No updates.
 - C. Rec. Committee.
 - 1. Recap Christmas Party (went great).
 - 2. Karaoke and knot class on 27.
- XI. Financial.
- XII. Old business.
 - A. Credit Card.
 - 1. Need the name of the signees (Mercedes and Beth).
 - 2. Credit limit for the cards
 - a) Steve recommends \$2,000 to \$2,500 would be a good limit.
 - b) MOC points out that maybe you do a higher limit in case of emergency. Mercedes states we would just do an ACH payment if needed.
 - c) MOC was wondering if we can still use tax exemption with the CC. He believes the bank can set it up for HP. Steve will talk with the bank.
 - 3. Motion to approve Beth and Mercedes as the signees on the cards
 - a) MB motion.
 - b) CM seconded.
 - c) Approved.
 - 4. Motion to approve the \$2,000 credit limit on the card.
 - a) BB motion.
 - b) CM seconded.
 - c) Approved.
 - B. Budget 2024 (submitted to DOLA and PC).
 - C. Community Center for instructors/classes form.
 - 1. Still working on a form for HP.
 - 2. There is an instructor that would like to start teaching a seed class at the CC. Discussion about if the board can start approving instructors now and then send the form over when it is ready.
 - a) Discussion about board liability and best way to allow them to start classes and what forms they would need to sign.
 - b) Board approves the seed class.
 - D. Port-a-potties.
 - 1. Discussion about Mtn View prices and using them in the past.

2. Get a formal quote from Mtn View and ensure it matches the quote we were given.
- XIII. New business.
- A. Game night at CC.
 1. There was a discussion on FB about maybe doing a game night once or twice a month at the CC. Maybe an adult night and then a family night.
 2. Board will talk with the MOC about what they were thinking and maybe start planning.
 - B. Rules and Regulations for Fishing.
 1. Badge \$30 to \$35 a year.
 2. Lake 1.
 - a) Letting an outside person come in to fish the lake. He recommends \$500 per badge to accommodate the mill price. We could also do deals for multiple badges. This could help with maintenance costs for the lake too. He recommends the badge be a different color and find ways to encourage some outsiders to come in a fish.
 3. Short term rental for day price.
 - a) Day fee for \$75/day/badge.
 - b) MOC is willing to help check STR against the fishing badge list to ensure people are not cheating the system and giving fishing badges to renters.
 4. Day badge
 - a) \$20 a day.
 - b) Get rid of the three day past.
 5. Wardens.
 - a) Some issues with wardens not showing up to check badges.
 - b) Recommends doing a younger person as the warden instead of adults. People are usually less confrontational. Maybe HP can offer a scholarship or something to college kids.
 6. Add the rules down at the lake to help reinforce the rules to the point of taking badges away if they are not following the rules. Maybe have a sheriff on the holidays.
 7. Adjust the stocking amount and type. Maybe stock smaller fish, but stock more often.
 8. Discussion about opening up the lake to the public and that Lake 1 is already open to PC residents due to the grant.
 9. Mercedes likes the fee adjustments due to the inflation of pricing. Do bigger and brighter badges for non-resident badges. Will add a signature line for the rules and regulations side of the fishing application. Steve agrees with all the changes that have been presented. MOC is willing to reach out to outfitters and see what the interest would be for Lake 1.
 10. MOC would like it to be noted as warden, the community has been great about showing their badges and ensuring they are complying with all the rules.
 11. MOC is worried about trying to enforce the rules and points out the struggles the district has now.
 12. MOC points out there are a few repeat offenders that are usually not following the rules. She does think that adding the rules to the lake would be beneficial. You could also add a QR code that leads back to the rules on the site.
 13. MOC feels that the community can handle the enforcement and that the sheriff does not need to be involved.
 - C. Newsletter.
 1. Articles.
 - a) MOC recommends changes to fishing and a standing fishing article to remind people.
 - b) MOC recommends historical background might be fun to add.
 - c) Widow's pantry.
 - d) New activities.
 - e) Classes at CC.
 - f) Calendar for the year.
 2. Discussion about how the newsletter is being distributed.
 - D. Update flash drives for 2023.
 - E. Discussing 2 particular properties encroaching on HP land.
 1. MOC reached out to Beth about possible encroaching properties.
 2. Discussion about the board being more vigilant about HP property and requesting a survey from possible encroachment from neighboring properties. Maybe send a letter to open communication.
 3. MOC recommends checking our property lines first. PC will have the records if there are records.
 - F. Discuss and reevaluate the 911 address sign order form pricing and verbiage.
 1. HP does not do the install. Beth recommends we review the application and update the process.
 2. Beth would like to order more numbers for the signs.
- XIV. Communication.
- A. HASP regarding their interest in storage capacity in Reservoir #1.

1. Steve opens up the discussion to the community and requests that people speak in a precise and professional way. He thinks it is important for the community to speak first and then the board can discuss.
2. They are wanting to come in and dredge the lake in order to bring their own water into the lake for storage purposes. They would be able to put their water in and take it out when they want in order to fill people who need water. Beth spoke with our attorney about the request.
 - a) Could affect consistency of water levels in the reservoir.
 - b) Could put more scrutiny from the state and water users.
3. The conversation today is to decide if we want to negotiate with them or not. Not deciding yes or no on allowing them to store the water.
 4. Community members..
 - a) MOC thinks the lake needs to be dredged and could be a benefit. Concerns: how much water is taken out a day and need to protect the fish. What happens in 5 years when the silt moves in. They need to maintain the depth on their dime.
 - b) MOC does not want to bring in outsiders.
 - c) MOC thinks the board should look into it. Talk to Brian about the impact to the dam. The district should charge for the storage. Ensure the fish are not impacted.
 - d) MOC: believes this is a water grab. He also thinks it will take our fishing away. He is concerned about if we lose water and they will expect to use our water to accommodate.
 - e) MOC does not think it is a good idea.
 - f) MOC is against it. They recommend proceeding very carefully. How long is the contract for? He thinks it is a bad idea.
 - g) MOC votes no.
 - h) MOC wants the board to consider the water rights that are available. The lake is not at max capacity for the water rights available. This could compromise the water rights if we offer up the storage space. The state can come in to claim the extra acres due to abandonment.
 - i) MOC is concerned about the permanent nature of the letter and the "if" sections within the fine print. This is for the new homestead subdivision that is being set up. Real estate companies are advertising for the homestead and the fishing up here.
 - j) MOC thinks the input is great. She recommends doing more research before we say yes or no about negotiating. A pros and cons list might be beneficial. A real concern is the impact on the dam and silt build up that would/could occur.
 - k) MOC would like to clarify that water rights and water storage rights are the same.
 - l) MOC is concerned if the dam would be able to hold that much water. The hazard class was changed on the dam recently. If the district takes on more water, we would have to reclassify the dam again and do inundation mapping which is expensive.
 5. Board.
 - a) MOC contacted Hayes and then Hayes reached out to Beth. Beth would like to have Hayes and Buckley involved if the board does decide to get more information in this matter.
 - b) Mercedes would like to get a pros and cons list. Then clarify on storage capacity from Buckley.
 - c) Beth noted that Allison stated HP would be able to set the stipulations in a contract and determine fees and an end date. They would have no rights to our water rights. Beth recommends we do a pros cons list and determine what would benefit the community the best, right now she does not want to allow this to happen.
 - d) Chris points out that every couple of years we have something about wanting our water and that we should constantly refuse.
 - e) Monique thinks this would mean more work than it's worth. She does not think they would be interested in our best interest and thinks we should probably not.
 - f) Steve is wondering if we should evaluate their proposal before we say if it is good or bad. He thinks we could have our water attorney apply and get the proposal in detail and evaluate the proposal and lay out the pros and cons. Is it even worth investigating and getting more details about the pros and cons of the proposal?
 - g) Chris thinks this is a foot in the door that will open HP up for them to take more and more from HP.
 - h) Beth thinks we should do our projects first and then we can visit this later if we chose to.
 - i) Mercedes thinks we should talk with Buckley anyways and get some HP questions answered either way and then go from there. She thinks we should have the attorney do any correspondence.
6. MOC is talking about how valuable water rights are and what will happen to the lake and fishing when they dredge the lake. This could ruin the fishing.
7. MOC wanted to remind everyone that HASP is a money making organization not a public service organization. Discussion about other factors that could affect the lake level normally. This would be affecting the levels even more than the natural effects as well.

8. MOC points out that the general consensus of the audience was no and that the board should look at the input from the community.
9. Beth researched HASP and printed out a lot of info. Admin will scan and get a pdf with the info.

- XV. Public Comment.
- XVI. Adjournment (11:15).
- A. BB motion.
 - B. CM seconded.
 - C. Approved.

February 10, 2024 Meeting Mins.

- XV. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:04 am).
- XVI. Attending.
- A. Board.

Steve M	Mercedes S	Monique B (Z)
Chris M	Beth B	

- B. Community.

Jean	Steve E	Daria	Brian	Connie
Jimmy	Don	Casandra	Chris	Joan
Joe	Billy			

- XVII. Consider Approval with Changes to the February 10, 2024 Agenda.

- A. Changes.
 1. Add an executive session with an attorney under Legal.
 2. Add damaged mailboxes under new business.
 3. Add burst pipe/plumbing in CC under new business
- B. Motion to approve the February 10, 2024 agenda with changes.
 1. BB motion.
 2. CM seconded.
 3. Approved.

- XVIII. Consider Approval with Changes to the January 13, 2024 Meeting Mins.

- A. Changes.
- B. Motion to approve the January 13, 2024 Meeting Minutes with changes.
 1. CM motion.
 2. BB seconded.
 3. Approved.

- XIX. Legal.

- A. John Coaty introduction.
- B. Executive session.
 1. Executive Session pursuant to 24-6-402(4)(b), C.R.S for the purpose of receiving legal advice regarding CORA and OML. John does believe this constitutes an executive session pursuant to 24-6-402(4)(b), C.R.S for the purpose of receiving legal advice regarding CORA and OML.
 - a) Motion to go into Executive session (9:07 am).
 - b) CM motion.
 - c) BB seconded.
 - d) Approved.
 2. The Executive session is concluded. (9:29 am). Motion to return to regular session.
 - a) CM
 - b) BB
 - c) Approved.

- XX. Consider Approval of paying bills.
- A. Motion to approve paying the bills.
 1. MS motion.

2. MB seconded.
 3. 4 yes. Beth votes no.
- XXI. Guests.
- A. John Coaty.
- XXII. Water and Sanitation.
- A. Meter Readings.
 1. November..
 - a) Hydrant.
 - (1) CC Hydrant: 1452227.6
 - (2) Last month: 1450217.8
 - (3) Usage: 2009.8
 - b) Well.
 - (1) CC Well: 1054278.4
 - (2) Last month: 1018284.5
 - (3) Usage: 35993.9
 - (4) Maintenance.
 - (a) Leak under the CC was found and fixed. Jason Fisher did the work for free.
 - (b) Recommended that we replace the pipes under the CC.
 - (c) Get a quote that will list out everything that he wants to do with the pipe.
 - (d) Have a plumber come in and fix it.
 - c) UV: 68
 - d) Lakes.
 - (1) Lakes frozen and snow covered. Previous levels were:
 - (a) Lake 1: 10.3
 - (b) Lake 2: 17.1
 - B. Info.
 1. Lakes are frozen.
- XXIII. Committees.
- A. Dam Committee.
 1. MOC would like to know where we stand on Gold's Bond. The bond requested more documents from the District which the attorney has since sent out. Discussion between MOC and attorney about the info sent to the bond company and possible outcomes. Discussion about why the bond was sent to the company.
 2. Discussion about how the interaction with Gold's has gone so far and what the possible outcomes could be with Gold's.
 3. Discussion about litigation, attorney fees, and the contract that was drafted.
 4. Discussion about a committee member emailing on behalf of a committee to the state. Discussion about drafting an email etiquette for committee members.
 5. Discussion about moving forward with the Dam project and some of the issues within the dam committee. Beth would like to dissolve the Dam Committee due to issues within the Dam Committee and not being able to progress at this point. Discussion about the current email etiquette and what would need to change in order to have committees function better. The Dam Committee will stay together as of now. Steve E will present recommendations to the board at the April meeting.
 6. Discussion about finding a new engineer and who should be able to reach out to possible engineers. It was decided that Steve M would be the single point of contact for the Dam Committee. Coaty recommends setting a timeline for projects within the Dam Committee.
 7. Discussion about what Steve E is able to do within the Dam Committee. Discussion about what committee members are meant to do within the committee.
 - B. Road Committee.
 1. No update.
 2. MOC is curious if the committee has reached out to the PC yet. Mercedes will get Coaty up to date on the road issues.
 - C. Rec. Committee.
 1. Karaoke night (went great).
 2. Knot class.
 - a) MOC asked that Chris teach a class on how to build a fish trap and if he could demonstrate. Steve thinks that would be fine as long as MOC doesn't try to use it at the lake.
 3. Easter.
 - a) Schedule for March 23, 2024. Flyers will be made and posted. Will set up info for donations and help needed.
- XXIV. Financial.
- A. Reports.

XXV. Old business.

- A. Credit Card.
 - 1. Paperwork is completed and they should be mailed out.
- B. Community Center for instructors/classes form.
 - 1. Still working on the form.
- C. Port-a-potties.
 - 1. Motion to switch to Mtn View for port-a-potty.
 - a) CM motion.
 - b) SM seconded.
 - c) Approved.
- D. Game night at the CC.
 - 1. Getting a good response from the community and look forward to next month.
 - 2. Will send next month's date this week.
 - 3. Chris wants to schedule a class for that day and maybe people will hang for the game night.
- E. Rules and Regulations for fishing.
 - 1. Changes.
 - a) Contact changed to HP and changed to Mercedes' phone number.
 - b) Fishing badge changes to \$35
 - c) Lost badge changes to \$30.
 - d) Members must give a minimum of 3 days notice to buy a day badge
 - e) 1 pole per badge. 4 fish per day per person.
 - f) Short term rentals will have a different form to fill out for badges.
 - g) Motion to approve the changes to the fishing rules and regulations.
 - (1) CM motion.
 - (2) BB seconded.
 - (3) Approved.
 - 2. Vacation homes.
 - a) Removed this section from the original doc.
 - b) Don compiled a list of the homes and will send a letter to the owners/managers to talk about how they can get a badge.
 - (1) They have to pay the \$50 annual fee.
 - (2) The guest will have to sign our form and pay \$75 per badge. They can order this off the rental site.
 - (3) The rentals have to pay HP every month for the reservation with fishing badges. If they do not want to do this, they have to post on their rental that guests cannot fish.
 - c) The board agrees with this change.
 - 3. Warning about violations.
 - a) Steve has a ticket that he can give them for a warning.
 - 4. Remove Plague fund and newsletter from donations..
 - 5. Motion to approve all the fishing amendments listed above.
 - a) CM motion.
 - b) BB seconded.
 - c) Approved.
- F. Possible encroaching properties.
 - 1. Beth is still working on it.
- G. 911 signs.
 - 1. Beth is working on updating the form.

XXVI. New business.

- A. Fishing violation.
 - 1. An airbnb listed that fishing is allowed and they only bought regular passes.
 - 2. Discussion about which violation to go with off the form and how to handle this situation.
 - a) MOC recommends that HP takes away the person's right to buy badges.
 - b) Monique thinks we should either charge a fine or suspend their right to buy a badge.
 - c) Discussion about possible options to address this violation and what precedent HP should set for violators.
 - 3. Send the \$250 fee to the owner and the violation.
- B. General council recommendations.
 - 1. Will discuss the next meeting.
- C. Easement request.
 - 1. Discussion about them wanting to put a trailer on HP property to help boost natural gas on Shelton.

2. Discussion about possible negotiations with Natural Gas and what could be required. We will have Coaty reach out and get all the info and review the easement.
3. Discussion about rights utility companies have to easements and adverse possession.
4. MOC is against the easement. We have a sealed line under the ground now. He is worried about the pollution that this would cause and what the benefit would be for this easement. Discussion about what they want to do on the land and how this affects HP. This was just the Natural Gas Company reaching out to see if HP would be willing to negotiate.

a) The board will have Coaty review the easement first.

D. Mailbox damage.

1. 2017 post office regulations changed. Now HP is being told we are responsible for the fix.
2. Discussion about quotes/recommendations for the fix.
3. MOC is concerned how long this will take due to having issues getting more boxes from the post office. HP is not making any ground with the postmaster on the new boxes. Beth got a letter from the post office that said HP could fix the boxes on their own. The post office is fighting on adding more boxes in HP due to low staff to deliver mail.
4. Discussion about putting a barrier in front of the mail boxes to protect it.

XXVII. Communication.

A. HASP regarding their interest in storage capacity in Reservoir #1.

1. Motion to have Hayes reach out to HASP and tell them they are not interested in negotiating.

XXVIII. Public Comment.

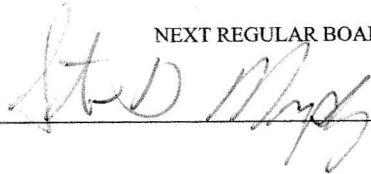
- A. MOC would like this type of info available on the Facebook group.
- B. Set up snow plow service.

XXIX. Adjournment (11:30 am)

- A. CM motion.
- B. MS approved.
- C. Approved.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 3/9/24 AT 9:00 A.M.

Signature



Date

4-16-2024