

**Harris Park Metropolitan District Regular Meeting.  
June 8, 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 June 8, 2024 Agenda.
  - III. Consider Approval with Changes to the May 11, 2024 Meeting Mins.
  - IV. Consider Approval of paying bills.
  - V. Legal.
    - A. Update from attorney.
    - B. Executive Session with Attorney.
  - VI. Guests.
  - VII. Water and Sanitation.
    - A. Meter Readings.
      - 1. May.
        - a) Hydrant.
          - (1) CC Hydrant: 1460765.5
          - (2) Last month: 1458292.5
          - (3) Usage: 2473
        - b) Well.
          - (1) CC Well: 1054674.1
          - (2) Last month: 1054623.1
          - (3) Usage: 51
        - c) UV: 324
        - d) Lakes 1: 10.8
        - e) Lake 2: 17.7
- VIII. Committees.
  - A. Dam Committee.
  - B. Rec. Committee.
- IX. Financial.
  - A. Reports.
- X. Old business.
  - A. Community Center for instructors/classes form.
  - B. Easement.
- XI. New business.
  - A. Mailboxes.
  - B. Google Workspace.
  - C. Water Keys.
  - D. Don Dredge options.
  - E. Opening Lake 1 to Park County Residents per the land and trust grant.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 7/13/24 AT 9:00 A.M.

**May 11, 2024 Meeting Minutes**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:03am).
- II. Attending.

- A. Board.

Steve M	Mercedes S	Monique B
Beth B	Chris M	

- B. Community.

Jean	Connie	David	Shawn	Steve E	Brian
Daria	Joan (z)	Don	Bingo		

- III. Consider Approval with Changes to the May 11, 2024 Agenda.

- A. Changes.
    - 1. Move Bingo up after the approval of April meeting mins.
  - B. Motion to approve the May 11, 2024 Agenda with changes.
    - 1. BB motion
    - 2. MB seconded.
    - 3. Approved.

- IV. Consider Approval with Changes to the April 13, 2024 Meeting Mins.

- A. Changes.
  - B. Motion to approve the April 13, 2024 meeting minutes with changes.
    - 1. CM motion.
    - 2. MS seconded.
    - 3. Approved.

- V. Bingo.

- A. Would like to rent the CC for the summer. Start June 1st through August 31 at 6pm.
  - B. Packet sales went up to \$8 for a packet.
  - C. \$150 for rental for Bingo (paid today).
    - 1. Motion to approve Bingo rental for the CC.
      - a) CM motion
      - b) MB seconded.
      - c) Approved.

- VI. Consider Approval of paying bills.

- A. Motion to pay the bills.
    - 1. CM motion.
    - 2. MB seconded.
    - 3. Approved.

- VII. Legal.

- A. Executive Session pursuant to 24-6-402(4)(b), C.R.S for the purpose of receiving legal advice regarding Gold's Concrete. 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 Gold's Concrete.
    - 1. Motion to enter into an executive session to receive legal advice regarding the Gold's lawsuit (9:09 am).
      - a) BB motion
      - b) CM seconded.
      - c) Approved.
    - 2. Motion to end the executive session (10:01 am).
      - a) CM motion.
      - b) BB seconded.
      - c) Approved.
  - B. Update from John.
    - 1. Moving into the discovery phase for the lawsuit.

2. Discussion about the next steps for the lawsuit for both parties.
  3. Trial date is not set yet. The Plaintiff will do a notice once the date has been set by all the parties.
- VIII. Guests.
- IX. Water and Sanitation.
- A. Meter Readings.
    1. May.
      - a) Hydrant.
        - (1) CC Hydrant: 1458292.5
        - (2) Last month: 1456362.1
        - (3) Usage: 1930.4
      - b) Well.
        - (1) CC Well: 1054623.1
        - (2) Last month: 1054617.0
        - (3) Usage: 6.1
      - c) UV: 355 (replaced).
      - d) Lakes 1: 11.6
      - e) Lake 2: 17.2
- X. Committees.
- A. Dam Committee.
  - B. Road Committee.
    1. Mercedes has been calling PC for resources.
  - C. Rec. Committee.
    1. Mercedes would like to order a new Huck Finn sign. CM and BB recommend reaching out to Bailey Graphics.
- XI. Financial.
- A. Reports.
- XII. Old business.
- A. Community Center for instructors/classes form.
    1. MB finished it. Will be reviewed by the board.
  - B. Easement.
    1. SM spoke to a representative from Natural Gas. They would install a riser that will be enclosed by a bar to keep the horses out. They will get back with compensation. 500 gallon propane tank on a trailer. The riser is the only permanent structure. They would bring the trailer in when needed. Probably a couple days a week during the winter when needed.
    2. They have contacted private property owners for options but have been refused. That is why they are asking us.
    3. They service 200 customers on this loop. This is who would be affected by this tank.
    4. CM thinks they should put it somewhere else. SM does not think it is a bad idea based on the conversation. It does affect 200 customers and it would help them to have adequate pressure during the winter. MS thinks it would be worth it just to help 200 mountain residents and if they are willing to compensate it should be considered.
    5. SM points out that this would still just be opening negotiations if we continue. HP hasn't agreed to anything yet.
    6. MOC would like to point out that the land owners are refusing their bids. He thinks they are not willing to give an appropriate compensation.
    7. MOC is wondering if there is a documented need for this. SM can ask them to provide proof of the need from customers.
    8. BB said that the person she talked to did also say that this would also let them grow in this area as well if they have this pressure tank.
    9. MB thinks we should also see if they do anything like this for other communities.
    10. MOC is concerned that we have been working on this for a while now with no answers. Discussion about the best way to get this issue resolved and having all the questions answered at once and make sure we have all the answers before we make a decision.
    11. MOC is concerned about them using HP property. They do not see the advantage to HP. Why are they not using Elk Creek or other properties? MOC is also concerned about what will happen when they have everything installed. She thinks they should find other options.
- XIII. New business.
- A. Mailboxes.
    1. SM sent out info about the concrete pads. Dave gave an estimate for the work. SM thinks we should do the double pads at each location. It should be under \$1000 for the concrete via truck.
    2. Discussion about whether to use a concrete truck or have someone do a hand pour. Dave spoke to a concrete guy to get a rough estimation.
    3. Motion to spend up to \$1000 to pour the pads.
      - a) BB motion.

- b) CM seconded.
      - c) Approved.
    - 4. Discussion about the box price and if we should do this project this year.
    - 5. MOC thinks it is important to get the boxes for residents and would be a benefit to the community. 2 more boxes would last a while before they fill up.
    - 6. MOC thinks we should just get it done. This has been on the agenda for a while now.
  - B. Google Workspace.
    - 1. SM thinks it would benefit the board to have this set up. It is important that we have a central area for all the emails regardless of who is on the board. This would make it easier to maintain and keep the emails.
    - 2. The cost is \$12/month for all of us to have a login and be able to utilize this. Can update users at any time.
    - 3. Motion to create a google workspace for Harris Park.
      - a) MB motion.
      - b) MS seconded.
      - c) Approved.
  - C. Water Keys.
    - 1. Renewal sent out.
    - 2. Will send out a blast email with a deadline and code setup.
  - D. Don Dredge options.
    - 1. Found a guy who could dredge the lake. We need to budget for it for next year. The board needs to decide the need and the budget.
    - 2. No permits needed for dredging if you are returning the lake to the original drawings.
    - 3. There is some work that needs to be done to Lake 1 that could be done sooner rather than later.
    - 4. We could move the dry dirt to return the lake to full capacity. Lake 1 is currently at half capacity. We are not using our full water rights at this point. We want to return the lake back to its original capacity/size/shape/etc.
    - 5. BB would like to see the original drawings and see what the difference is.
    - 6. This is just the introduction to this. See what we are looking at and start planning/figuring out the next steps. Have Tim approve the project as a backup too.
  - E. Consent agenda.
    - 1. Approve minutes, agenda, bills, meter readings, and financial reports in one vote. Have the info available and just get it done in one vote. If there are any questions, we would still discuss it and address it.
    - 2. Will work up a sample for the board.
- XIV. Public Comment.
- A. MOC was wondering about the CC repair in the budget. Yes there was money budgeted for the repairs but nothing has been done with it yet. The money is still budgeted.
  - B. MOC is wondering when the project for the CC will be done. A MOC said they would start working on the estimates and such, but haven't heard anything back.
  - C. MOC said they know a contractor that would be interested and the board just needs to reach out.
- XV. Adjournment (11:09 am)
- A. BB motion.
  - B. CM seconded.
  - C. Approved..

**Jun 8, 2024 Meeting Minutes**

XIV. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:04 am).

XV. Attending.

A. Board.

Steve M.	Chris M	Mercedes S.	Beth B
Monique B. (excused)			

B. Community.

Jean	Daria	Steve E	Brain	Jimmy	David	Joan	Don

- XVI. Consider Approval with Changes to the June 8, 2024 Agenda.
  - A. Changes.
  - B. Motion to approve the June 8, 2024 Agenda.
    - 1. CM motion.
    - 2. BB seconded.
    - 3. Approved.
- XVII. Consider Approval with Changes to the May 11, 2024 Meeting Mins.
  - A. Changes.
  - B. Motion to approve the May 11, 2024 Meeting Mins.
    - 1. BB motion.
    - 2. SM seconded.
    - 3. Approved.
- XVIII. Consider Approval of paying bills.
  - A. Motion to approve the bills.
    - 1. CM motion.
    - 2. SM seconded.
    - 3. Approved.
- XIX. Legal.
  - A. Update from John Coaty.
    - 1. Deposition at the end of June.. Discussion about what that would entail and who should attend.
    - 2. Mediate the end of July (possibly).
    - 3. Executive session next month This will decide what authority John has and give a member of the board the authority to be a part of the mediation. Purpose of authority is to say that the board has agreed on certain terms on their side. The board member would need the authority of the district.
    - 4. 30 b person for the district.
      - a) Beth is wondering how one board member can have the authority for the entire board. John explains that the board would decide their terms and then allow one person to represent that decision at the mediation.
      - b) Discussion about who should be that representative and participate in the deposition. It is decided that a dam committee member and a board representative will attend the deposition.
- XX. Guests.
- XXI. Water and Sanitation.
  - A. Meter Readings.
    - 1. May.
      - a) Hydrant.
        - (1) CC Hydrant: 1460765.5
        - (2) Last month: 1458292.5
        - (3) Usage: 2473
      - b) Well.
        - (1) CC Well: 1054674.1
        - (2) Last month: 1054623.1
        - (3) Usage: 51
      - c) UV: 324
      - d) Lakes 1: 10.8
      - e) Lake 2: 17.7
- XXII. Committees.
  - A. Dam Committee.
    - 1. No updates.
  - B. Rec. Committee.
    - 1. Huck Finn.
      - a) Sign coming in on the 12th.
      - b) Daria will help coordinate the food and prizes.
      - c) Discussion about talking to the Fire Department about using their station for the food and tables. Steve will reach out.
      - d) Volunteers should show up about 7. Discussion about who is volunteering and what jobs we need. Discussion about supplies needed. Discussion about prizes.
- XXIII. Financial.
  - A. Reports.
- XXIV. Old business.

- A. Community Center for instructors/classes form.
  - 1. No updates.
- B. Easement.
  - 1. Steve has been talking with Ben, but he didn't have a ton of answers at this point. Steve thinks that the ball is now in their court to give us complete info that we have requested. They need to send us all the info before we consider the easement.
  - 2. MOC recommends they come to a meeting when they have the answers.
  - 3. MOC is wondering if the property is on wetland (no).

XXV. New business.

- A. Mailboxes.
  - 1. Discussion about how much concrete would be needed. They would need to borrow a mixer from either Beth or Mercedes. David said he could grab the concrete today and they should get it done before the 13th.
  - 2. Discussion about the plan for the mailboxes.
  - 3. David will buy it and get reimbursed.
- B. Google Workspace.
  - 1. All set up.
  - 2. Need to get the other board members setup.
- C. Water Keys.
  - 1. July 1st will replace the keys with codes.
  - 2. Anyone who doesn't pay for the keys, will be removed and replaced off the waitlist.
  - 3. Beth is concerned about the tank in the community center being drained.
  - 4. MOC has spoken with other key members and they said they have been paying the key replacement fee. Have the members reach out to the board.
- D. Don Dredge options.
  - 1. We have to wait for Silos to give us an idea for the cost. Will add to the agenda when the estimate is ready.
  - 2. MOC is wondering how much the board is thinking of dredging. Discussion about how much it would take to gain back the amount of water the board is talking about. Discussion about options for the removed dirt and what would be the most beneficial.
- E. Opening Lake 1 to Park County Residents per the land and water trust grant.
  - 1. Need to make an application and fee. Mercedes will draft one up and send it out to the non-residents.
  - 2. It is a requirement for the land and trust fund.
  - 3. MOC thinks we should charge the same for BnB people. Mercedes recommends a \$500 annual fee or \$75 for a day pass. MOC thinks the board should discuss trying to sell these badges so the profits can go back into stocking. Discussion about options for fishing and the types of fisherman that would probably be fishing.
- F. Porta potties.
  - 1. Order another porta potty to the end of the bishop. End of bishop by regulation sign.
  - 2. Beith is worried about the rebar and they are going to mark it so people know where it is.
- G. Community Center.
  - 1. Mercedes got some estimates. Add to next month's agenda to review estimates. Should be able to make a decision in July.

XXVI. Public Comment.

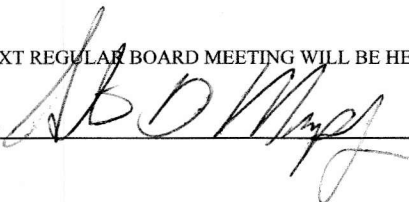
- A. MOC is wondering what the agreement between PC and the HP Roads is. Mercedes will email what she has. These roads have to meet PC standards (per PC).

XXVII. Adjournment (10:01 am).

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

NEXT REGULAR BOARD MEETING WILL BE HELD ON 7/13/24 AT 9:00 A.M.

Signature: \_\_\_\_\_



Date: 7/13/24