

**Harris Park Metropolitan District Regular Meeting.**  
**September 14, 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 September 14, 2024 Agenda.
- III. Consider Approval with Changes to the August 10, 2024 Meeting Mins.
- IV. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. Changes.
    - 1. Add Elise paycheck to invoices (7hrs @\$30/hr).
- V. Legal.
  - A. Executive session.
  - B. Update from attorney.
- VI. Guests.
- VII. Water and Sanitation.
  - A. Meter Readings.
    - 1. August.
      - a) Hydrant.
        - (1) CC Hydrant: 1466943.6
        - (2) Last month: 1464764.1
        - (3) Usage: 2179.5
      - b) Well.
        - (1) CC Well: 1054945.9
        - (2) Last month: 1054902.5
        - (3) Usage: 43.4
      - c) UV: 232
      - d) Lakes 1:10
      - e) Lake 2: 17.2
- VIII. Committees.
  - A. Dam Committee.
  - B. Rec. Committee.
  - C. Fish Warden.
- IX. Financial.
  - A. Reports.
- X. Old business.
  - A. Water Keys.
  - B. Mailboxes.
- XI. New business.
  - A. Emergency awareness.
  - B. Lockbox key for safe.
  - C. Budget.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 10/12/24 AT 9:00 A.M.

**August 10, 2024 Meeting Minutes**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:02 am).
- II. Attending.
  - A. Board.

Steve M	Beth	Mercedes M
Monique B (zoom)	Chris M	

- B. Community

Jean	Connie	Daria	Steve E	Brian	Don	Chad	Elise

- III. Consider Approval with Changes to the August 10, 2024 Agenda.
  - A. Changes.
    - 1. Emergency awareness moved to committee.
    - 2. Add cleaning to new business.
  - B. Motion to approve, with changes, the August 10, 2024 Agenda.
    - 1. BB motion
    - 2. CM seconded.
    - 3. Approved.
- IV. Consider Approval with Changes to the July 13, 2024 Meeting Mins.
  - A. Changes.
  - B. Motion to approve, with changes, the July 13, 2024 Meeting Mins.
    - 1. CM motion.
    - 2. BB seconded.
    - 3. Approved.
- V. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. Questions.
    - 1. BB is wondering why the mailboxes were paid by CC. Ordered through Amazon.
    - 2. BB is wondering why we are still reimbursing. Mercedes does not have a card because one was issued for Steve's name because that is how the bank issued it and she doesn't think the board needs any more cards.
  - B. Motion to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings..
    - 1. CM motion.
    - 2. MS seconded.
    - 3. Approved.
- VI. Legal.
  - A. Update from attorney.
    - 1. Mediation scheduled for Sept 19th. Will get the confidential mediation statement to the mediator on September 16th. Discussion about how mediation works and what to expect in the process.
    - 2. Discussion about the board's role and Gold's role in the project and the different responsibilities of each.
    - 3. Discussion about next steps. Cannot set trial till after the mediation.
    - 4. Discussion about counter suing and how that process works/rules for that process.
    - 5. Trail management certificate is done 7 days before the trial. Right now the discovery is still going on, so there is no set number yet. MOU ends the case completely.
    - 6. Discussion about damages and the different types of damages. Discussion about how the district should approach calculating their damages/what could be counted as damages.
  - B. Use/Misuse of damages for HP property.
    - 1. John is waiting on the board's direction to move forward with this issue.
- VII. Guests.
  - A. John Coaty.

- VIII. Water and Sanitation.
    - A. Meter Readings.
      - 1. July.
        - a) Hydrant.
          - (1) CC Hydrant: 1464764.1
          - (2) Last month: 1462961.7
          - (3) Usage: 1802.4
        - b) Well.
          - (1) CC Well: 1054902.5
          - (2) Last month: 1054782.9
          - (3) Usage: 119.6
        - c) UV: 264
        - d) Lakes 1:10
        - e) Lake 2: 17.2
- IX. Committees.
  - A. Dam Committee.
    - 1. No updates.
  - B. Rec. Committee.
    - 1. Haunted house will be coming up soon.
    - 2. Porta Potties are being vandalized by the Rec shop. Will check the other areas and port-a-potties.
    - 3. MOC wants to thank everyone who came and cleaned up the homeless camp.
  - C. Fish Warden.
    - 1. No updates.
  - D. Emergency Awareness Committee.
    - 1. Fire department is rescheduling their meeting and would like to plan a drill.
- X. Financial.
  - A. Reports.
- XI. Old business.
  - A. Water Keys.
    - 1. Discussion about the new lock system and possible options for the lock going on the hydrant. Beth got a quote for a key system that could have different keys if keys were lost, so we would not have keys floating around.
    - 2. Motion to approve the quote for the new lock system with 7 master keys, 2 sub keys, and 2 change keys. Have him also rekey the shops and CC.
      - a) SM motion.
      - b) CM seconded.
      - c) Approved.
    - 3. Service plan.
      - a) BB would like to ask Hayes if the state having the 25 user regulation on the well does not violate the service plan. She wants to make sure HP is not violating the service plan. The service plans need to be updated as well. BB will send an email to the board and then to Hayes.
      - b) Will have to figure out how that would affect HP if we take water service away.
      - c) Discussion about the service plan and the requirements within it.
  - B. Mailboxes.
    - 1. One mailbox was installed and keys were given to the post office. Post office will now create a work order for the locks they need on it.
    - 2. Will work on the next one when Dave gets back.
- XII. New business.
  - A. Community hours.
    - 1. BB created a form for CC hrs. Would allow for a paper-trail for the board. MS thinks we should add the HP logo on it.
  - B. Cleaning.
    - 1. BB thinks we should hire Elise for the new cleaner.
    - 2. Discussion about how many hours might be needed. She would like to do the initial clean first and then she can get a better idea of her average.
    - 3. Motion to hire Elise as the new cleaner at \$30/hr as 1099.
      - a) CM motion.
      - b) BB seconded.
      - c) Approved. Chris abstained due to conflict of interest.
- XIII. Public Comment.
  - A. MOC is wondering where the CC project is.
    - 1. Discussion about codes and bringing in an interior designer. Daria is appointed/volunteers to coordinate.

- 2. Discussion about possible problems.
  - B. MOC is wondering about the bookkeeper.
    - 1. Discussion about how to find a bookkeeper and different routes.
  - C. MOC is wondering if HP knows who is cutting down the dying trees.
    - 1. The board thinks it is CORE.
  - D. MOC would like to consolidate her property but there is an easement that goes through it. She is wondering if she could buy the property.
    - 1. Discussion about if the board can do anything and why that easement is there.
    - 2. Discussion about other easements that HP has.
    - 3. Discussion about moving the easement to the other side of her property.
- XIV. Adjournment (10:37 am).
- A. BB motion.
  - B. CM seconded.
  - C. Approved.

**September 14, 2024 Meeting Minutes**

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

Steve M.	Mercedes S.	Chris M.
Beth B.		

- B. Community.

Steve E	Brain	Connie	Elise	Daria	Don	Jean	

- III. Consider Approval with Changes to the September 14, 2024 Agenda.
  - A. Changes to the September 14, 2024 agenda.
    - 1. Add truck discussion about new business.
    - 2. Add water service plan under Legal.
  - B. Motion to approve the September 14, 2024 agenda with changes..
    - 1. CM motion.
    - 2. BB seconded.
    - 3. Approved.
- IV. Consider Approval with Changes to the August 10, 2024 Meeting Minutes.
  - A. Changes to the August 10, 2024 Meeting Minutes.
    - 1. Legal: Mediation statement changed to **16** (A1).
  - B. Motion to approve the August 10, 2024 Meeting Minutes with changes..
    - 1. CM motion.
    - 2. SM seconded.
    - 3. Approved.
- V. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. Changes to the financial packet.
    - 1. Add Elise paycheck to invoices (7hrs @\$30/hr).
    - 2. Add annual insurance split amount for Cami (\$281)

- B. Motion to approve, with changes, the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
    - 1. BB motion.
    - 2. MS seconded.
    - 3. Approved. CM abstains from vote.
- VI. Legal.
- A. Discussion about HP responsibility during the project with Gold's and the contract with Gold's. Discussion about what Gold's did before the project was stopped and Gold's original bid. Discussion about the board's position as of right now.
  - B. 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 pending litigation with Gold's Concrete.
    - 1. Motion to enter into an executive session to receive legal advice regarding the Gold's lawsuit (9:15 am).
      - a) BB motion
      - b) CM seconded.
      - c) Approved.
    - 2. Motion to end the executive session (10:08 am).
      - a) CM motion.
      - b) SM seconded.
      - c) Approved.
  - C. Update from attorney.
    - 1. Strategy established for the mediation on Thursday.
  - D. Water service plan.
    - 1. Discussion about Beth talking with the water attorney regarding the Well. Discussion about the regulations that HP has been working under.
    - 2. Beth is wondering if we have to provide for all HP residents if the state set the 25 user regulation. Discussion about possible options regarding the well usage. It was recommended that John Coaty review the service plan and advise the board about the service plan.
    - 3. Mercedes would also like John Coaty to review the road agreement with PC and advise on agreement.
- VII. Guests.
- VIII. Water and Sanitation.
- A. Meter Readings.
    - 1. August.
      - a) Hydrant.
        - (1) CC Hydrant: 1466943.6
        - (2) Last month: 1464764.1
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      - b) Well.
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        - (2) Last month: 1054902.5
        - (3) Usage: 43.4
      - c) UV: 232
      - d) Lakes 1:10
      - e) Lake 2: 17.2
- IX. Committees.
- A. Dam Committee.
    - 1. Clean out Catchment pond before winter. Board is ok with Brad doing the backhoe work.
    - 2. Cleaned out the Flume for the year.
    - 3. Beth will take the water testing down to Evergreen.
    - 4. Order a new pump house heater.
  - B. Rec. Committee.
    - 1. Starting work on Haunted House.
    - 2. Taste of HP.
      - a) Mercedes would like to spend \$125 for gift cards for each category (approved by board)
  - C. Fish Warden.
    - 1. Need to notify the STR that the family fishing without license needs to have licenses. It is on them to make sure their renters do not fish without a license.
    - 2. Discussion about STR regulations regarding illegal fishing on HP property. Discussion about possible rules and consequences for breaking said rules. Will add to next month's agenda.
    - 3. Discussion about fish stocking companies.
- X. Financial.
- A. Reports.



