

**Harris Park Metropolitan District Regular Meeting.  
December 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 December 14, 2024 Agenda.
  - III. Consider Approval with Changes to the November 9, 2024 Meeting Mins.
  - IV. The Board Motions to approve: the financial packet (excluding Elise's payment) sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - V. The Board Motions to approve Elise's payment for cleaning the community center.
  - VI. Legal.
    - A. Executive session.
    - B. Update from attorney.
    - C. Road Agreement.
    - D. Designated Election Official Resolution.
  - VII. Guests.
  - VIII. Water and Sanitation.
    - A. Meter Readings.
      - 1. November.
        - a) Hydrant.
          - (1) CC Hydrant: 1472325.1
          - (2) Last month: 1470667.3
          - (3) Usage: 1657.8
        - b) Well.
          - (1) CC Well: 1054872.5
          - (2) Last month: 1054971.6
          - (3) Usage: .9
        - c) UV: 142
        - d) Lakes currently frozen.
- IX. Committees.
  - A. Dam Committee.
    - 1. Site visit with RESPEC.
  - B. Rec. Committee.
    - 1. Thanksgiving.
- X. Financial.
  - A. Reports.
- XI. Old business.
  - A. Mailboxes.
  - B. Public Budget Hearing.
  - C. STR Rules and Regulations for fishing.
- XII. New business.
  - A. Newsletter..
  - B. Haynie and Company Engagement Letter for Audit Exemption.
  - C. 2025 Property and Liability Renewal Doc.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 1/11/2025 AT 9:00 A.M.

**November 9, 2024 Meeting Minutes**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:05 am).
- II. Attending.
  - A. Board.

Steve M.	Mercedes S.	Monique B.
Chris M.		

B. Community.

Billy	Teresa	Rick	Don	Jean	Brian	Steve E	Joan	Daria	

III. Consider Approval with Changes to the November 9, 2024 Agenda.

A. Changes.

1. Move Foothills Architect to the beginning of the meeting.
2. Add mountain mutual bill to invoices.
3. Add Katlyn reimbursement for Halloween.

B. Motion to approve the November 9, 2024 Agenda with changes.

1. CM motion.
2. MB seconded.
3. Approved.

IV. Consider Approval with Changes to the October 12, 2024 Meeting Mins.

A. Changes.

B. Motion to approve the October 12, 2024 Meeting Mins with changes.

1. CM motion.
2. SM seconded.
3. Approved.

V. The Board Motions to approve: the financial packet (excluding Elise's payment) sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.

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

VI. The Board Motions to approve Elise's payment for cleaning the community center.

- A. MB motion.
- B. MS seconded.
- C. Approved. Chris abstains due to conflict of interest.

VII. Legal.

A. Executive session (No longer needed).

B. Update from attorney.

1. The attorney is working on the settlement docs now with the other council.
2. Discussion about the settlement coming to a close and that the board just has to vote to finalize everything.
3. Discussion about transparency when it comes to the settlement and how much the public will be able to know about the settlement.
4. Motion to allow the attorney to continue with the settlement documents/negotiations and execute the documents to resolve the litigation with Gold's Concrete.
  - a) CM motion.
  - b) MS seconded.
  - c) Approved.

C. Service plan.

1. Spoke with the Water Council and reviewed the memo that was sent previously.
2. Will redistribute the memo from the water council.
3. The service plan does state the HP provides water for 25 users. You can amend the service plan to no longer provide public water to avoid the public water requirement.
  - a) If you do amend the service plan. It would not affect the mill levy. You would have to go to the commissioners for approval to amend the service plan with them. They could require you to have a max mill levy in your plan, but that is a maybe.
  - b) Discussion about the porta potties because of the sanitation side in the service plan.

D. Road Agreement.

1. In discussion with PC commissioners for the issue. Still working on it.

VIII. Guests.

A. Foothills Architects.

1. The first step would be to measure building and existing conditions to base plans off of.
2. Potentially three different phases for the full renovation.
3. Construction drawings for each phase. Can do separate phases or just one full plan to work off of.
4. 3D designs for the drawings.
5. Foothills can help with finding contractors or the board can find the contractors.
6. The contractor can assess the wiring and bring an electrician in if needed. The contractor will probably be the one pulling the permits. Foothills can pull the permits if needed.
7. Discussion about the process and what to expect for each step. Discussion about ADA compliance and how it plays into this build.
8. Motion to hire Foothills Architect to go forward with the Community Center project.
  - a) MS motion.
  - b) CM second.
  - c) Approved.

9. The board will forward the agreement to John Coaty to review.
- IX. Water and Sanitation.
- A. Meter Readings.
    1. September.
      - a) Hydrant.
        - (1) CC Hydrant: 1470667.3
        - (2) Last month: 1468612.90
        - (3) Usage: 2054.4
      - b) Well.
        - (1) CC Well: 1054971.6
        - (2) Last month: 1054963.90
        - (3) Usage: 7.7
      - c) UV: 172
      - d) Lakes 1: 10.2
      - e) Lake 2: 17.2
- X. Committees.
- A. Dam Committee.
    1. Have a proposal from RESPEC.
    2. MOC wants to make sure that RESPEC will be responsible for oversight on the project (yes) and the board is budgeting accordingly.
    3. Discussion about applying for more grants through LWTF. Steve will reach out.
  - B. Rec. Committee.
    1. Halloween.
    2. Thanksgiving reminder (11/23/2024).
  - C. Fish Warden (no updates).
- XI. Financial.
- A. Reports.
- XII. Old business.
- A. Mailboxes.
    1. Framed in but then the weather hit. May have to wait till the spring to finish the project.
    2. Discussion about other options for concrete that can be poured in colder weather.
    3. Still waiting for locks from the post office.
  - B. Emergency awareness (no updates).
  - C. Budget.
    1. Updated the budget document to add \$60,000 to the rec budget to account for the repairs and make it more clear on the budget. Should have about \$75,000 for improvements to the rec center.
    2. Discussion about the different categories for the budget and the current numbers on the budget.
    3. Election in 2025 so budgeted for that.
    4. Legal will be in regards to the roads and service plan mostly. Also the usual business for contracts.
    5. Budgeted for the Dam at \$200,000.
    6. Reserves should fall at \$85,000 at this time.
    7. All budget numbers can be adjusted if unforeseen issues arise. The budget will be finalized at the next meeting.
  - D. Architect for community center (moved to guest section above).
  - E. STR Rules and Regulations for fishing.
    1. Steve reviewed the regulations and thinks they are adequate.
    2. If there is a violation, the fish warden presents it to the board and then the board can take the appropriate actions.
      - a) First a letter is sent.
      - b) Second violation results in a loss of fishing privileges.
    3. MOC thinks that if someone has a STR, then they should not be able to buy regular badges. He recommends that the fishing application should have a box that residents check that state they do not own a STR.
    4. Steve will update the STR doc. Mercedes would like MOC to send her a list of STR and she can start sending warnings for STR that advertise fishing that have not properly signed up with HP. Need to change their advertising by January 1, 2025 or they will be reported to the platforms and county. Their fishing license privileges will also be revoked.
  - F. Selling HP property to HP residents.
    1. MOC was unable to attend the meeting so they requested that this not be discussed at this time.
    2. Steve did research and could not find anything preventing the board from selling HP property or giving easements if necessary. If anyone knows otherwise, please forward to the board.
    3. Discussion about how the community feels about if HP sells property.
    4. Discussion about what was discussed at the previous meeting and that the board is not comfortable discussing this issue without the property owner present.
- XIII. New business.
- A. Newsletter.
  - B. Master service agreement with RESPEC.
    1. First agreement for water accounting for water calendar year.
      - a) Motion to approve the 2025 water account agreement with RESPEC.
        - (1) CM
        - (2) MS
        - (3) Approved.
    2. Second agreement for engineering and oversight of the stilling wall project.

- a) Not to exceed \$49,820 for their services.
  - b) Estimated 6 months for the project.
    - (1) Should be after the plans are submitted. Then 6 months for the project.
    - (2) Steve will get some clarification on what they mean by oversight of the project.
  - c) Discussion about who would be preparing the document. Steve M. is going to get clarification from RESPEC on their proposal.
    - (1) Discussion about who should draft the RFP and the best route. Steve M. believes that RESPEC was going to be responsible for everything, but Steve is going to get clarification on that as well.
    - (2) Discussion about timeframes and how it will affect the project.
    - (3) RESPEC would need to do a sight visit. We would need an agreement first.
  - d) Motion to approve RESPEC's master service scope of work agreement regarding the stilling wall.
    - (1) CM motion.
    - (2) MB seconded.
    - (3) Approved.
- XIV. Public Comment.
  - A. Monique would like to talk about plowing for the community center.
    - 1. Discussion about possible options. There is a MOC that could do the plowing as a volunteer.
    - 2. Discussion about what each option would entail for plowing.
    - 3. Discussion about what the county does plow and what roads they are unable to
- XV. Adjournment (10:49 am).
  - A. MB motion.
  - B. SM. seconded.
  - C. Approved.

### December 14, 2024 Meeting Minutes

- XV. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:02 am).
- XVI. Attending.

- A. Board.

Steve M	Chris M	Monique B
Mercedes S (zoom)	Beth B (excused absence)	

- B. Community.

Jean	Jimmy	Steve E	Brian	Daria	Mary	Joan	Don	Rick	David
Connie									

- XVII. Consider Approval with Changes to the December 14, 2024 Agenda.
  - A. Changes.
    - 1. Remove Executive session.
  - B. Motion to approve the December 14, 2024 Agenda.
    - 1. CM motions.
    - 2. MB seconded.
    - 3. Approved.
- XVIII. Consider Approval with Changes to the November 9, 2024 Meeting Mins.
  - A. Changes.
  - B. Motion to approve the November 9, 2024 Meeting Minutes.
    - 1. CM motions.
    - 2. MB seconded.
    - 3. Approved.
- XIX. The Board Motions to approve: the financial packet (excluding Elise's payment) sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. Changes.
    - 1. Add David Blau payment (346.25).
  - B. Motion to approve paying the bills.
    - 1. CM motion.
    - 2. MB seconded.
    - 3. Approved.
- XX. The Board Motions to approve Elise's payment for cleaning the community center.
  - A. SM motion.
  - B. MB seconded.
  - C. Approved.

- XXI. Legal.
- A. Update from attorney.
    - 1. Waiting for settlement and dismissal from Gold's attorney. Should be coming in this week.
    - 2. Discussion about how to submit a CORA request.
  - B. Road Agreement.
    - 1. Spoke to PC attorney. Informed them what roads are not being serviced. This associate then quit and they have reached out to the new attorney.
    - 2. No updates at this time. Waiting for a response from a new attorney.
  - C. Designated Election Official Resolution.
    - 1. Motion to pass DEO resolution with Dana Retter as DEO.
      - a) MB motion.
      - b) CM second.
      - c) Approved.
- XXII. Guests.
- A. Nickie (bookkeeper).
- XXIII. Water and Sanitation.
- A. Meter Readings.
    - 1. November.
      - a) Hydrant.
        - (1) CC Hydrant: 1472325.1
        - (2) Last month: 1470667.3
        - (3) Usage: 1657.8
      - b) Well.
        - (1) CC Well: 1054872.5
        - (2) Last month: 1054971.6
        - (3) Usage: .9
      - c) UV: 142
      - d) Lakes currently frozen.
- XXIV. Committees.
- A. Dam Committee.
    - 1. Site visit with RESPEC.
      - a) Steve met with RESPEC and RESPEC is going to start designing the project. Had a pre-design meeting with Brian, Doug, and Emrie (engineer). The onsite was attended by Emrie, Doug, and Steve.
      - b) Discussion about what needs to be done and what is to be expected. The part that has been demo will have to be rebuilt and rebar dialed in using previous plans as a guideline. The wall still standing can remain, but they will review it to see if anything needs to be chipped and sealed.
      - c) He would like to see a drain placed in the area that is draining. He would like to see the soil/cement that was excavated and replaced. He recommends we cut out and replace deteriorated slab.
      - d) The repair will be done in compliance with the previous plans. They will check the slab on the lake side for deterioration.
      - e) Discussion about what work would need to be done if we want to lift the restriction for water levels on the lake. This could occur before all the work is done (fill the lake).
      - f) MOC is wondering about dredging the lake.
        - (1) Steve did not talk about dredging at this meeting.
        - (2) MOC said Mercedes sent an email about dredging the lake that said the district could not dredge. Mercedes said she said it wasn't budgeted for this year. Dredging could also change the classification for the lake for risk.
        - (3) Discussion about the previous meeting and what was found when dredging was explored.
      - g) MOC points out that the dam and stilling wall was designed for full capacity. The dam can handle the full amount.
      - h) MOC is wondering what expenses are being incurred. The price should remain the same. Plans should be submitted by the end of January. They will then review the plans. Once passed, they will get final approval from the engineer. Their plan is to have plans signed off in April. Hopefully we will have someone under contract by June and begin the project. The lake should be able to be filled before the slab work is completed. The hope is to start filling the lake sometime this year.
      - i) Steve is going to talk to Doug about doing the RFP and handling the bidding process. He will request a scope of work and cost estimate.
  - B. Rec. Committee.
    - 1. Thanksgiving.
      - a) Went well. No problems.
    - 2. Christmas.
      - a) MOC would like to know why the Christmas party was cancelled. A board member had a family emergency and is unable to partake this year.
- XXV. Financial.
- A. Reports.
- XXVI. Old business.
- A. Mailboxes.
    - 1. Steve will keep an eye on the weather. If there is a window with good weather they will try to finish the mailboxes.
    - 2. Still waiting for locks from the post office. Spoke to the post office and they do not have an ETA.
  - B. Public Budget Hearing.
    - 1. Steve opens the hearing (9:31 am) closed at (9:55 am).

2. Budget.
    - a) Plenty in reserves.
    - b) Money budgeted for community center and dam repair.
    - c) MOC thinks more money should be appropriated for the dam repair. He would like more of an explanation on the new numbers for the budget.
    - d) Discussion about the change to the new budget and where the numbers are coming from.
      - (1) Ending reserves in the Rec Column do not match.
      - (2) \$13,481 includes a double payment for the fish amount. \$12,393 needs to be backed out of the improvement line. Nickie is going to update and resend within this meeting.
  3. The budget meeting is reopened (10:14 am) and closed (10:33 am).
    - a) Nickie made the correction and re-sent the document.
    - b) MOC thinks we should move \$10,000 to the dam project.
    - c) MOC agrees we need more budgeted to the dam project.
    - d) There is \$83,000 in reserves for the W/S account. MOC is concerned that Doug doesn't fully understand the amount of work and cost needed to fully repair the dam. He thinks we need to drastically increase the amount budgeted now.
    - e) Have to keep \$60,000 in reserves.
    - f) Discussion about where the money to pay Gold's settlement will be reflected. This will come out of the 2024 line on the budget.
    - g) The board agrees to approve this budget and do an amendment later if we need to add more funds to certain areas.
  4. Resolutions.
    - a) Resolution to Adopt the Budget 12/24-1
      - (1) MS motion.
      - (2) CM seconded.
      - (3) Approved.
    - b) Resolution to Appropriate Sums of Funds 12/24-3
      - (1) MS motion.
      - (2) SM seconded.
      - (3) Approved.
    - c) Resolution to Adopt Mill Levies 12/24-2.
      - (1) MB motion.
      - (2) CM seconds.
      - (3) Approved.
  - C. STR Rules and Regulations for fishing.
    1. Don and Steve are working on it and will be ready before the fishing season starts.
- XXVII. New business.
- A. Newsletter.
    1. MOC would like events to be on the website. Will update the site.
    2. Asked members of the community to send any info to the admin to add to the newsletter.
  - B. Haynie and Company Engagement Letter for Audit Exemption.
    1. Motion to approve the Haynie and Company Engagement Letter for Audit.
      - a) SM motion.
      - b) MS seconded.
      - c) Approved.
    2. Discussion about whether the district should do an audit and what that cost would be.
  - C. 2025 Property and Liability Renewal Doc.
    1. Motion to approve the 2025 Property and Liability renewal
      - a) CM motion.
      - b) MB seconded.
      - c) Approved.
- XXVIII. Public Comment.
- A. MOC would like Steve to excuse himself from the Dam Committee based on what happened with Gold's.
    1. MOC does not feel that Steve made the right decisions during Gold's project and problems and would like him to step back from the committee. They believe someone else should step up to head the dam community. Another MOC agrees and thinks there should be a construction manager on this job.
    2. Mercedes would like to point out that the board has made these decisions together.
  - B. MOC is wondering why we can not disclose the amount for the settlement. The settlement has not been fully signed yet, so the lawyer recommends we do not disclose yet. We will respect CORA requests per the law.
  - C. MOC would like more communication from the board on all events.
  - D. MOC feels that the board is doing their best with what they can, but she does think we need professionals for bigger projects.
- XXIX. Adjournment (10:33 am).
- A. MS motion.
  - B. CM seconded.
  - C. Approved.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 1/11/2025 AT 9:00 A.M.

Signature: Steve Murphy Date: 1/11/2025