

**Harris Park Metropolitan District Regular Meeting.
January 11, 2025 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 January 11, 2025 Agenda.
- III. Consider Approval with Changes to the December 14, 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. Update from attorney.
 - B. Road Agreement.
- VII. Guests.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 - 1. December
 - a) Hydrant.
 - (1) CC Hydrant: 1474591.8
 - (2) Last month: 1472325.1
 - (3) Usage: 2266.7
 - b) Well.
 - (1) CC Well: 1054977.0
 - (2) Last month: 1054872.5
 - (3) Usage: .45
 - c) UV: 113
 - d) Lakes currently frozen.
- IX. Committees.
 - A. Dam Committee.
 - B. Rec. Committee.
 - 1. Upcoming event dates.
- X. Financial.
 - A. Reports.
- XI. Old business.
 - A. Mailboxes.
 - B. STR Rules and Regulations for fishing.
- XII. New business.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 2/8/2025 AT 9:00 A.M.

December 14, 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	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									

III. 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.

IV. 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.

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. Changes.

1. Add David Blau payment (346.25).

B. Motion to approve paying the bills.

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

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

A. SM motion.

B. MB seconded.

C. Approved.

VII. 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.

VIII. Guests.

A. Nickie (bookkeeper) . .

IX. 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.
- X. 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.
- XI. Financial.
- A. Reports.
- XII. 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.
- XIII. 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.
- XIV. 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.
- XV. Adjournment (10:33 am).
 - A. MS motion.
 - B. CM seconded.
 - C. Approved.

January 11, 2025 Meeting Minutes

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

Beth B.	Monique B.
Mercedes S.	Steve M.

- 2. Community.

Joan (Z)	Steve E	Daria	Rick	Theresa	Brian	Jim	Don	Jean	

- XVI. Consider Approval with Changes to the January 11, 2025 Agenda.
 - A. Changes.
 - 1. Snow Plow Volunteer.
 - 2. Election.
 - B. Motion to approve the January 11, 2025 Agenda.
 - 1. MS motion.
 - 2. SM seconded.
 - 3. Approved.

- XVII. Consider Approval with Changes to the December 14, 2024 Meeting Mins.

- A. Changes.
 - B. Motion to approve December 14, 2024 Meeting Minutes.
 - 1. MB motion.
 - 2. MS seconded.
 - 3. Approved.
- XVIII. 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.
- XIX. The Board Motions to approve Elise's payment for cleaning the community center.
- A. MS motion.
 - B. BB seconded.
 - C. Approved.
- XX. Legal.
- A. Update from attorney.
 - 1. Received a CORA request for info on Gold's attorney. John will reach out directly to MOC with the info.
 - B. Road Agreement.
 - 1. PC is in the process of hiring new people who will be handling the road problems.
 - 2. Will reach out when they have the positions filled.
 - 3. MOC is wondering what we are asking from the PC about the roads. We are wanting them to follow the service plan they previously gave to HP (basic road maintenance and plowing).
 - C. Election.
 - 1. Dana is the DEO and will help walk us through the election process.
- XXI. Guests.
- A. John Coaty.
- XXII. Water and Sanitation.
- A. Meter Readings.
 - 1. December
 - a) Hydrant.
 - (1) CC Hydrant: 1474591.8
 - (2) Last month: 1472325.1
 - (3) Usage: 2266.7
 - b) Well.
 - (1) CC Well: 1054977.0
 - (2) Last month: 1054872.5
 - (3) Usage: .45
 - c) UV: 113
 - d) Lakes currently frozen.
- XXIII. Committees.
- A. Dam Committee.
 - 1. RESPEC is working on plans. They are hoping to have preliminary plans within two weeks.
 - 2. Will submit to the dam safety bureau by the end of this month.
 - 3. MOC would like clarification about if they are on the dam committee (yes). He would like to know if all communication will go through the dam committee along with the board. The board agrees that Steve can share communication with the community members on the dam committee so they can share their input. However, there should be only one point of contact for this project (Steve M.). No members should be going around Steve to communicate with outside sources on this project. All communication goes through the board and Steve will reach out with concerns.
 - 4. Beth thinks we need to look at the Dam Committee set-up and see if there is a more efficient way to run it. There seems to be internal fighting within the committee that is raising concerns. MOC does not want to reach out to outside sources. He just wants to be part of the communication in order to give an accurate opinion.
 - 5. Monique agrees that the board should receive the information first and be the contact. Steve would like clarification of who he should send all communication to. He sends it to the board already but should he send it to other committee members as well.
 - 6. Monique thinks that they should forward the information and then the committee members can talk with the board about what they think.
 - 7. Beth thinks the board should run the dam project and get rid of the dam committee. She thinks that this could confuse the project if community members reach out to outside sources working on the project.
 - 8. Discussion about if community members should be allowed to attend meetings for the dam project with the outside sources (yes).

9. MOC is concerned that no one on the board has the knowledge that is needed for this project. The board has hired a firm that has this knowledge (professional engineering firm). They feel that this would be the best route because they are hired professionals that have the expertise needed for this project. They are also coordinating with the dam safety board to ensure that all requirements are met. MOC agrees that all dam committee members should have access to the conversations about the dam.
- B. Rec. Committee.
1. Upcoming event dates.
 - a) Easter will be next up for events..
 - b) MOC would like to bring back game night at the CC.
 - (1) Adult game night starting up again..
 - (2) Planning on 2nd Saturday 6 to 10pm.
 - (3) Will send out a flyer via email and hang up on the boards.
 - c) Will add events on the newsletter and website.
 - (1) Beth and Chris will sit down and start figuring out dates.
 - (2) We might have set a week vs a date just to give the community an idea of the general area for the event.
 - (3) Rec Committee will sit down and start hammering out dates
- XXIV. Financial.
- A. Reports.
 1. Add SDA renewal for 2025 invoice.
 - a) MS motion.
 - b) SM seconded.
 - c) Approved.
- XXV. Old business.
- A. Mailboxes.
 1. Steve will reach out to the new post master about the locks.
 - B. STR Rules and Regulations for fishing.
 1. No updates at this time.
 2. Steve will reach out to Don with more info. Don will keep working on his STR list.
 3. Steve's main concern is that property owners can buy individual fishing licenses. How are we going to address this concern with properties that are only STR. The board will have to decide whether they can buy individual fishing licenses or not.
- XXVI. New business.
- A. Snow Plow.
 1. Motion to approve Mike as a volunteer and reimburse with a gift card to show the board's appreciation for plowing.
 - a) MS motion.
 - b) SM seconded.
 - c) Approved.
- XXVII. Public Comment.
- A. MOC is wondering if we have heard from the MOC about the easement on the property (no).
 - B. Mercedes is wondering if we have received the agreement for the CC remodel (not yet). Reaching out to touch base.
 - C. MOC would like the accountant to clean out the duplicate charges out of QB. There are a couple uncleared amounts on the reports that need to be reviewed.
 - D. MOC is wondering what the first step in the CC remodel would be. MOC is wondering if we could update the electronics in the CC to make meetings better with speakers and maybe a screen in the back. MOC also thinks we should send a blast email out once we have the remodel plan and see if anyone can donate.
 - E. MOC would like the board to review the Facebook page so residents can post on the page.
 - F. MOC is wondering when the newsletter will be released. Mercedes said it usually comes out right before April. Community members can send an email with requested info for the newsletter.
- XXVIII. Adjournment (10:11 am).
- A. MB motion.
 - B. MS seconded.
 - C. Approved.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 2/8/2025 AT 9:00 A.M.

Signature: Steven Murphy Date: 2/8/25