

Harris Park Metropolitan District Regular Meeting.
February 8, 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 February 8, 2025 Agenda.
 - III. Consider Approval with Changes to the January 11, 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. January
 - a) Hydrant.
 - (1) CC Hydrant: 1476291.5
 - (2) Last month: 1474591.8
 - (3) Usage: 1699.7
 - b) Well.
 - (1) CC Well: 1054977.2
 - (2) Last month: 1054977.0
 - (3) Usage: .02
 - c) UV: 82
 - 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.
 - A. Exemption letter.
 - B. Community Center remodel plans.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 3/8/2025 AT 9:00 A.M.

January 11, 2025 Meeting Minutes

- I. 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	

- II. 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.
- III. 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.
- 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.
 - A. MS motion.
 - B. MB seconded.
 - C. Approved.
- V. The Board Motions to approve Elise's payment for cleaning the community center.
 - A. MS motion.
 - B. BB seconded.
 - C. Approved.
- VI. 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.
- VII. Guests.
 - A. John Coaty.
- 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.

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

X. Financial.

A. Reports.

1. Add SDA renewal for 2025 invoice.
 - a) MS motion.
 - b) SM seconded.
 - c) Approved.

XI. 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.

XII. 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.

- XIII. 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.
- XIV. Adjournment (10:11 am).
- A. MB motion.
 - B. MS seconded.
 - C. Approved.

February 8, 2025 Meeting Minutes

- XV. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:00 am).
- XVI. Attending.

- A. Board.

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

- B. Community.

Steve E	Brian	Jennifer	Alex	Cassandra	Billy	Elise	Rick	Theresa	Don

- XVII. Consider Approval with Changes to the February 8, 2025 Agenda.

- A. Changes.
- B. Motion to approve the February 8, 2025 Agenda.
 - 1. CM motion.
 - 2. MB seconded.
 - 3. Approved.

- XVIII. Consider Approval with Changes to the January 11, 2024 Meeting Mins.

- A. Changes.
- B. Motion to approve the January 11, 2025 Meeting Minutes.
 - 1. CM motion.
 - 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. CM motion.
- B. SM seconded.
- C. Approved.

- XX. The Board Motions to approve Mercedes reimbursement.

- A. CM motion.
- B. MB seconded.
- C. Approved. Mercedes abstained from voting.

- XXI. The board motions to approve Elise's payment for cleaning the community center and reimbursement..

- A. MB motion.
- B. SM seconded.
- C. Approved. Chris abstains from voting.

- XXII. Legal.
- A. Update from attorney.
 - 1. Election.
 - a) All documents are posted on the website and the Flume. Any questions can be directed to Dana.
 - B. Road Agreement.
 - 1. PC just filled the position for county manager. Should get more information now.
- XXIII. Guests.
- A. John Coaty.
- XXIV. Water and Sanitation.
- A. Meter Readings.
 - 1. January
 - a) Hydrant.
 - (1) CC Hydrant: 1476291.5
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 - c) UV: 82
 - d) Lakes currently frozen.
- XXV. Committees.
- A. Dam Committee.
 - 1. Received preliminary design from RESPEC. The board will review the plans.
 - 2. Any questions should be emailed to Steve M. by Thursday, so he can forward them to RESPEC for a response.
 - 3. The quick look that Steve M. took at the plans seems to follow what has been previously discussed with dam safety and the board. He will review closer.
 - 4. Steve recommends a work session with the dam committee after the committee has had time to review the plans. Plan on February 22 at 9am.
 - 5. Steve E. would like to draw attention to the type of concrete and placement. Also, he would like to follow up on the permits section of the plans. Per Emery's email, it sounds like he is already figuring out those details and any others needed for this project.
 - 6. Rick would like to follow up on the demolition of the existing section. The wall that is remaining has been approved by Dam Safety to remain and be tied into the new project.
 - B. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Easter will be on Saturday prior to Easter.
 - b) Adult game night starts tonight and will be on the 2nd Saturday moving forward.
- XXVI. Financial.
- A. Reports.
- XXVII. Old business.
- A. Mailboxes.
 - 1. Steve M. spoke to the new post master. She said she has 9 locks right now, but someone has to come up from Denver to place the locks. She will put in a work order.
 - 2. Steve M. will continue to reach out to her.
 - B. STR Rules and Regulations for fishing.
 - 1. Draft sent out to the board and community. The sections in color are Don's info and the black info is Steve's info.
 - 2. Fees.
 - a) STR can only buy day passes for renters. The owner would need to get the passes before the renters arrive. They would submit payment and then Admin would send the email with the fishing permit in it. Funds need to be received from the owner before permit is sent.
 - b) Discussion about if STR owners can buy regular badges. MOC thinks they should not be allowed to buy regular badges.
 - c) Discussion about possible repercussions for violations.
 - d) Discussion about Lake 1 and having it open to all PC residents for a \$500 fee. Catch and release only. Discussion about whether or not HP should advertise Lake 1 fishing.
 - e) MOC brought up that it might be easier to charge a one time fee for the year. MOC said you could have both options on the application (day pass fee or year "membership" fee).
 - 3. Motion that any property used as a STR must pay the \$50 annual community fee, and can only purchase day passes for that property.

- a) SM motion.
- b) CM seconded.
- c) Approved.
- 4. Motion to approve the PC application for lake 1 for \$500 (for one badge) or \$750 (for two badges).
 - a) SM motion.
 - b) MS seconded.
 - c) Approved.

XXVIII. New business.

- A. Audit Exemption.
 - 1. Motion to approve the resolutions for the audit exemption for 2025 year.
 - a) MS motion.
 - b) MB seconded.
 - c) Approved.
- B. Community Center remodel plans.
 - 1. Foothills sent the as built for the building plans. The next step is for the board to decide with Foothills how they would like to proceed.
 - 2. Steve M. thinks we should work from the outside in. Start with the windows and doors to help with the heating issues. Then move to ceiling and lights (audio if they chose to get it).
 - 3. Steve M. recommends they add this to the work session scheduled for the 22nd (board agrees).

XXIX. Public Comment.

- A. MOC would like to know the process to get class dates approved. The board would need to approve the class at a board meeting.
- B. MOC said that natural gas has a trailer in KZ. This would be a good example of what they had said they wanted to do back here. It may be gone now because they will bring it up when needed and then take it when they don't.
- C. Discussion about the new flag and how to dispose of old flags.

XXX. Adjournment (10:10 am).

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

Signature: Steve Murphy Date: 3/8/25