

Harris Park Metropolitan District Regular Meeting.
March 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 March 8, 2025 Agenda.
 - III. Consider Approval with Changes to the February 8, 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.
 - C. Election update.
 - VII. Guests.
 - VIII. Water and Sanitation.
 - A. Meter Readings.
 - 1. January
 - a) Hydrant.
 - (1) CC Hydrant: 1478109
 - (2) Last month: 1476291.5
 - (3) Usage: 1817.5
 - b) Well.
 - (1) CC Well: 1054982
 - (2) Last month: 1054977.2
 - (3) Usage: 4.9
 - c) UV: 55
 - 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.
 - C. Community Center remodel plans.
- XII. New business.
 - A. Resigned director's chair.
 - B. Expiring grant.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 4/12/2025 AT 9:00 A.M.

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	Cassand ra	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
 - (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.

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

March 8, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:06 am).
- II. Attending.
 - A. Board.

Steve M	Mercedes M.
Beth B.	Monique B.

- B. Community.

Jean	Steve E	Daria	Don	Rick	Connie	Marisa (Z)	Joan (Z)	Katlynn	Cassie
Shawn	Bobby								

- III. Consider Approval with Changes to the March 8, 2025 Agenda.
 - A. Changes.
 - B. Motion to approve the March 8, 2025 agenda.
 - 1. BB motions.
 - 2. MB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the February 8, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion to approve the March 8, 2025 meeting minutes.
 - 1. MS motions.
 - 2. MB 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. Include elise
 - A. SM motions.
 - B. BB seconded.
 - C. Approved.
- VI. Legal.
 - A. Road Agreement.
 - 1. Waiting to hear back from PC.
 - 2. Mercedes requests that they also ask about the cars blocking the national forest access.
 - B. Election update
 - 1. Did the drawing for the ballot order and Dana certified the ballot to the secretary of the state. At this time, we are on track for the May 6th election. Followed the appropriate procedures to certify the ballot.
 - 2. John is going to check with Dana that we can publish the sample ballot on the website. He also would like to follow up that we can post the bios and make sure that we can open the CC to allow for a forum for the candidates.
 - 3. Timeline for when the new director can be sworn in.
 - a) May 10 will be when they are sworn in and they can be seated and can vote at the beginning of the meeting. John is going to follow up and reach out.
 - 4. Candidates
 - a) David Blau

- b) Beth Bratz
- c) Cassie Lynn Naley
- d) Brian Gibson
- e) Steve Eddleman
- f) Katlynn Southerland

C. Work session.

1. Discussion about if the board can tell the architect what their priority should be for the first project. John thinks that is fine as long as you don't take a different action then previously discussed during a meeting.

VII. Guests.

VIII. Water and Sanitation.

A. Meter Readings.

1. February

- a) Hydrant.
 - (1) CC Hydrant: 1478109
 - (2) Last month: 1476291.5
 - (3) Usage: 1817.5
- b) Well.
 - (1) CC Well: 1054982
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- d) Lakes currently frozen.

IX. Committees.

A. Dam Committee.

1. Dam committee received Emry's update and they are progressing along in the project. 90% plans should be submitted to Brian for an informal review. They will review his recommendations and then submit the plans by April hopefully.
2. The hope is that they should have approval by mid May. Steve would like to reiterate that time is important to get the contractors on the project.
3. Questions from RESPEC.
 - a) Public bidding specifications are the best route for the bidding process. RESPEC will draft the RFP.
 - b) RESPEC also said we can send any preferred contractors their way to add to the bidding process. Rick will send the board Sage's info.
 - c) They are planning on adjusting the drains off of the seams and adjusting the remaining wall to the same regulations.
4. Steve E. would also like to see an alternative with demoing the remaining wall in this project. Discussion about the remaining wall and if we should demo now or leave it because Brain said it is ok to remain. Brian did say that we would need to repair any cracks in the remaining wall. Steve will ask RESPEC to add the alternative with the remaining wall demo and replacement.

B. Rec. Committee.

1. Upcoming event dates.
 - a) Easter.
 - (1) The event will be on April 19 at 11:30am. Will send a flyer out with all the info.
 - (2) They plan on doing one event this year, instead of splitting it, at the ballfield.
 - (3) Discussion about events and refreshments and that there will be an easter bunny this year.
 - (4) Need volunteers and candy donations so please email.
 - (5) David volunteers to mow the ballfield before the event if needed.

X. Financial.

A. Reports.

XI. Old business.

A. Mailboxes.

1. Locks are in the boxes. 16 mail boxes available. Anyone who wants one needs to go to the post office and sign up for one. Admin will send out an email to the community.
2. Will be installing more by the fire station this summer.

B. STR Rules and Regulations for fishing.

1. Got all the forms set-up to distribute for the applications.
2. Don has a list of current STRs that he gave to the board.
3. Discussion about the regulations and where you can find the forms (on the website under forms).

C. Community Center remodel plans.

1. Have a work session after this meeting.

2. As built plans are done and the architect is ready to discuss the preliminary designs.
 3. Steve would like to discuss the HVHC and if we should consider replacing the units. Steve E thinks the board should consider if they are more concerned about the look of the CC or the efficiency of the building. Steve thinks we should look at the project as a full project, not just a piece by piece project.
 4. Discussion about how to spread the project out to accommodate the money and needs.
- XII. New business.
- A. Resigned director's chair.
 1. Chris M has resigned from the board. Steve E. thinks that due to the timeline of the election coming up, we should just wait for the election. Beth just wants to make sure there are no issues with the SDA.
 2. Steve M. has taken over the water readings.
 - B. Expiring safety grant.
 1. Beth recommends we get more first aid kits and fire extinguishers.
 2. Daria recommends batteries, flashlights, and heavy duty masks.
 3. Shawn recommends defibrillators.
 4. Rick recommends tourniquets and trauma kits.
- XIII. Public Comment.
- A. Space rental agreement.
 1. Mercedes is offering tax sessions for individuals and businesses. Days available. March 29 from 10am to 4pm and April 5 from 10am to 4pm. The price is \$250 for individual taxes and starts at \$350 for business. She will donate the 10% of money made to HP for the usage of CC.
 - a) MB motion.
 - b) BB seconded.
 - c) Approved.
- XIV. Adjournment (10:10 am).
- A. BB motion.
 - B. MB seconded.
 - C. Approved.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 4/12/2025 AT 9:00 A.M.

Signature: Steve Murphy Date: 4/12/2025